



Roseland Avenue, Devizes SN10 3AR

Welcome to

Roseland Avenue, Devizes

Three-bed mid-terrace ideal for a full renovation. Features lounge/diner, kitchen, utility and downstairs cloakroom, plus three bedrooms and a family bathroom. Outdated throughout and needing rewiring, replumbing and modernisation—perfect for buyers seeking a rewarding project.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Entrance to this mid terrace family home with a renovation opportunity is via the front door leading into the porch with a door leading into the lounge/diner and window to the side aspect.

Lounge / Diner

Dual aspect open plan lounge/diner with windows to both the front and rear aspect, stairs leading to the first floor. Brick built fireplace with mantle and hearth, ample space for lounge and dining room furniture.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink/drainers with tiled splash backs. Space for slot in cooker, plumbing for washing machine and space for fridge/freezer. Window to the side aspect and lino flooring.

Utility Area

Good space for a utility area, there is no plumbing currently so would need some work. Door leading to the rear garden and access to the cloakroom.

Cloakroom

Downstairs cloakroom with a low level w/c, wash hand basin and window to the side aspect.





Landing

Stairs from the lounge/diner, access to all bedrooms and bathroom and loft hatch.

Bedroom One

Generous bedroom with a window to the front aspect, built in storage, television aerial point and an electric radiator.

Bedroom Two

Another good sized bedroom with a window to the rear aspect and built in cupboard.

Bedroom Three

Situated to the rear of the property with a window overlooking the garden and an electric storage heater.



Bathroom

In need of modernisation fully tiled bathroom comprising a low level w/c, wash hand basin and bath with electric shower over and a window to the side aspect.

Front Garden

Rear Garden



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terrace in a Popular Location
- Full Renovation Project with Potential

Tenure: Freehold EPC Rating: E
Council Tax Band: B

guide price

£150,000

directions to this property:

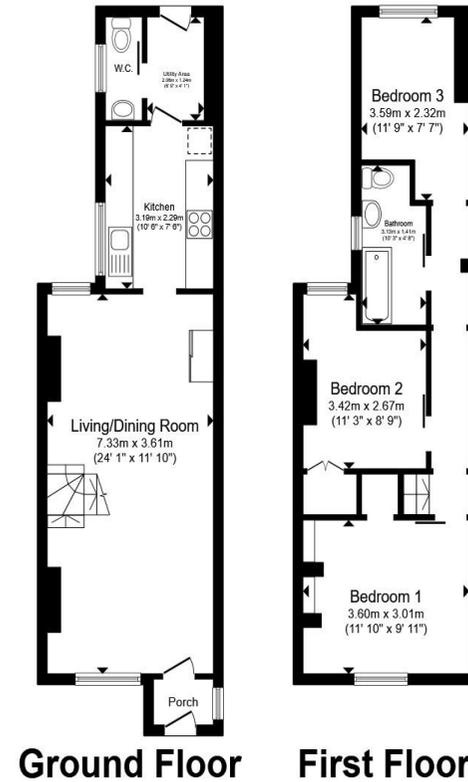
Head northwest on Northgate St

At the roundabout, take the 2nd exit onto New Park St/A361

At the roundabout, take the 1st exit onto Commercial Rd/A361

Go through 1 roundabout

At the roundabout, take the 2nd exit onto Southbroom Rd/A342



Total floor area 79.7 m² (858 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
DVZ106982 - 0003

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