

5 Swift Close, DN6 7FT

£125,000 ByAuction

Tenure Freehold

- Attractive Yields
- Remaining New Build Warranty
- No Chain
- Investment Opportunity
- DOWNSTAIRS WATER CLOSET
- Stunning Countryside Location
- Excellent road & rail transport links

Starting Price: £125,000 For Sale by Modern Auction – T & C’s apply

This immaculate nearly new property enjoys a beautiful spot overlooking woodland, outside the house windows you will benefit from a guaranteed view of trees and greenery - Free and without service costs, no labour and benefits from 7.5 years remaining new build warranty. Finished with tasteful decoration, fixtures and fittings and new flooring throughout the property requires no further investment or renovation and has a great amount of space on offer. There is a modest entrance hall as you walk through the front door and the lounge is to the right hand side with new carpets and fresh decoration. The contemporary rear facing kitchen diner has integrated appliances and high gloss wall and base units. The property also boasts a downstairs WC, a definite must for families. Upstairs there are two double bedrooms and the family bathroom with bath and shower. The rear garden has a paved patio and lawned area and is relatively low maintenance and perfect for families and entertaining. There are also 2 parking spaces. The locality is a big selling point for the property, offering beautiful walks close by and great views from the property. There are good schools nearby as well as a whole host of amenities and the proeprty is also only a short drive to the A1 Motorway. The property has a sitting tenant at present that is returning over a 6% yield. Internal viewing is highly recommended, call Welcome Homes to arrange a viewing.

Subject to Reserve Price

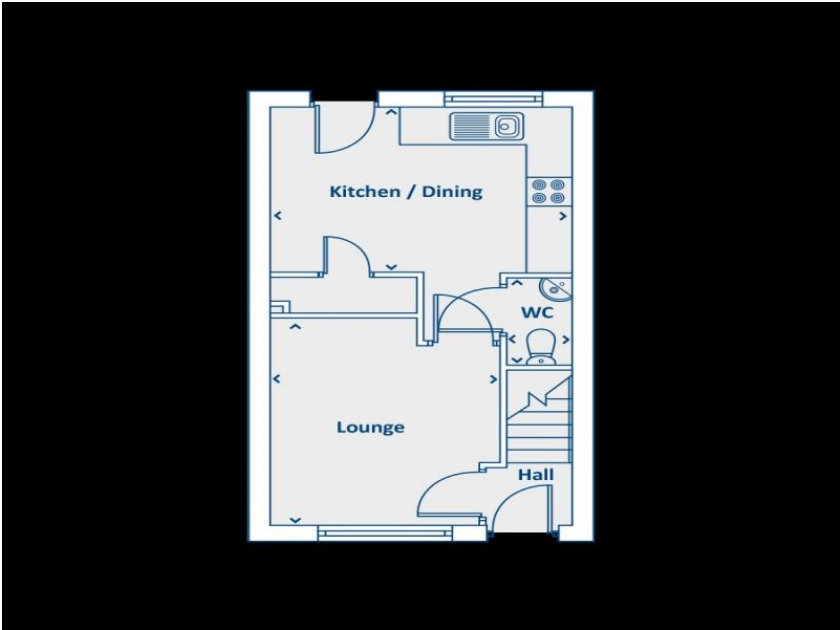
Buyers fees apply

The Modern Method of Auction

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	