EDWARDS
ESTATE AGENTS

LITTLE LIONS FARM, LIONS HILL WAY

RINGWOOD, BH24 2EU

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AUCTION GUIDE £250,000

- AUCTION
- GUIDE PRICE £250,000 to £350,000 + fees
- TO TAKE PLACE THURSDAY 14TH MAY ONLINE AT 10AM
- FREEHOLD
- 4 BUSINESS UNITS
- OUTSIDE SPACE
- MODERN KITCHEN & BATHROOM THROUGHOUT
- PARKING
- 28 DAY COMPLETIOIN CASH BUYERS ONLY
- VIEWINGS BY APPOINTMENT ONLY

The property will be entered into our 14th May auction which is held online and starts at 10am. You must register to bid and download the legal pack.

VIEWING ARRANGEMENTS
We will be holding viewing slots, please call us on 01202 143399.
The property is available for viewing immediately. Please contact Town & Country Property Auctions for more information and to register for the auction. The auction will be held online, and registration is now open.

+++ Appointments to view must be booked in - please do not turn up at the property unless you have booked in with the office+++

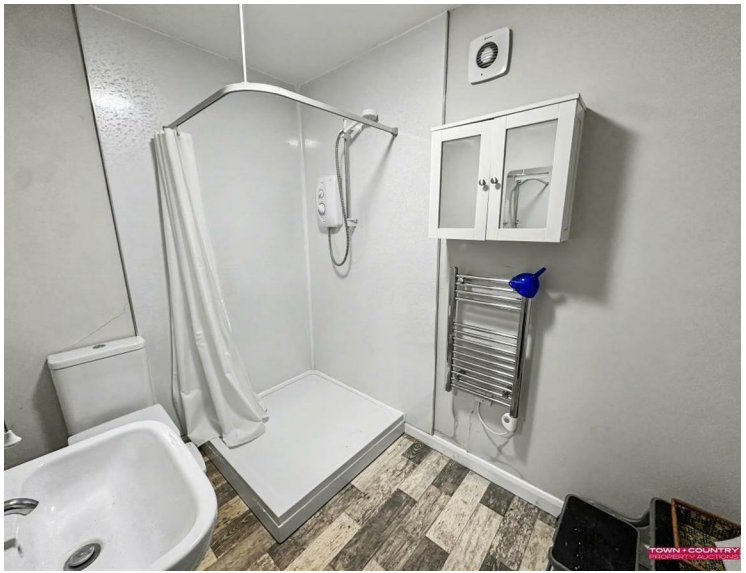
Buyers Premium
* Buyers Premium Applies

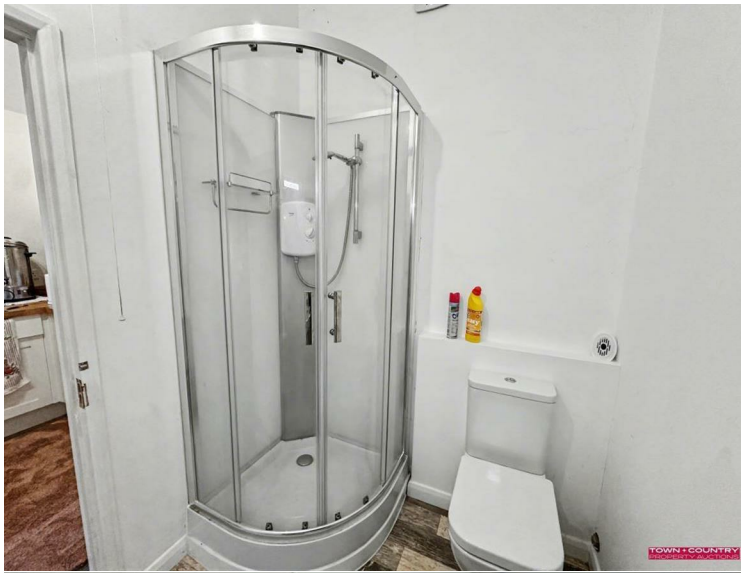
Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

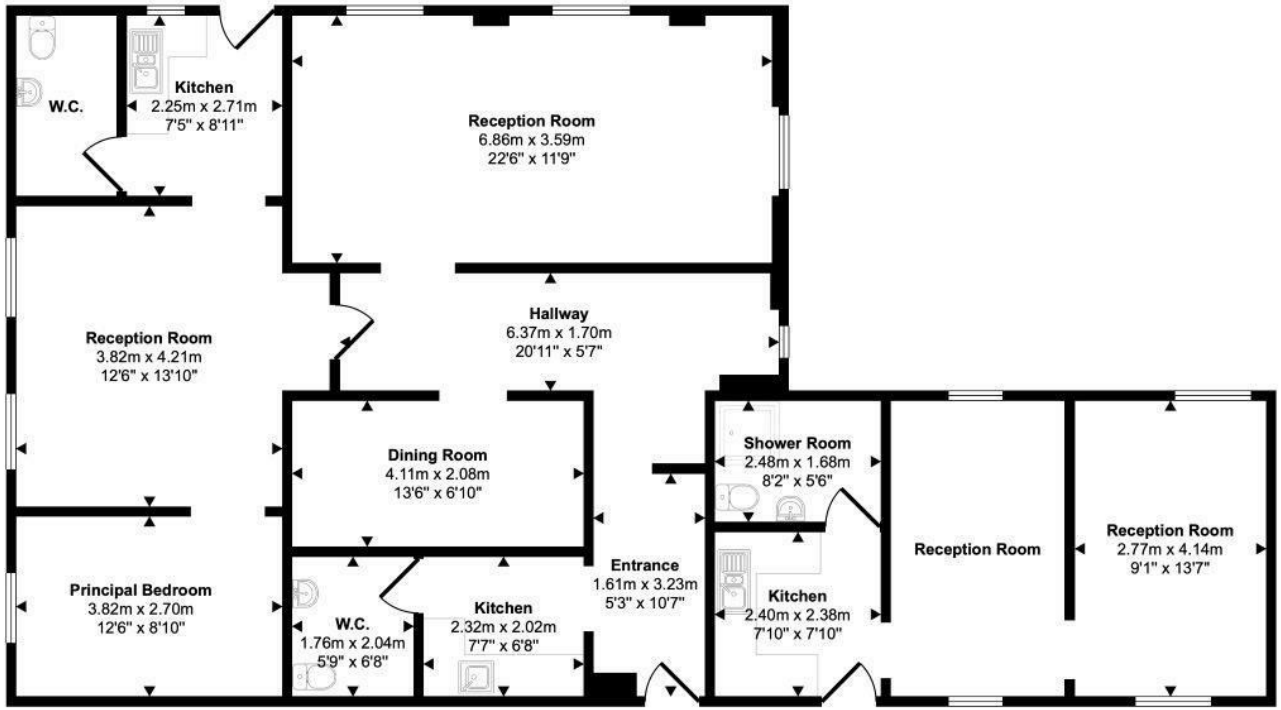
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.





INDESIT
TOWN + COUNTRY

Approx Gross Internal Area
168 sq m / 1808 sq ft



Floorplan
Approx 138 sq m / 1482 sq ft

not in actual position
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ferndown, Dorset BH22 9AU
01202 855595
www.edwardestates.co.uk