

For Sale: P450,000

Information:

Plot size: 626m²

Built-up area: ca.237m²



Fitted kitchen



4 bedrooms;
master ensuite



Common bathroom



Lounge, dining



Cottage



View from the street



View from the gate



View from the gate

Description

This unique property will be an excellent addition to your property portfolio. If permission is granted, it would be great for a guest house or Bed & Breakfast as well as other business ventures like pre-school or clinic.

Encompassed by a high boundary wall with access via a sliding gate, this spacious property (**valued at P965,000**) is situated just off the tarred road. The property comprises of a well-built main house and a cottage.

The main house comprises of a lounge, four spacious bedrooms including the master bedroom with en-suite bathroom (bath-tub, toilet and wash-hand basin) and a ceiling fan. There is also a common bathroom (bath-tub, toilet and wash-hand basin), guest toilet, a lounge, dining and a fitted kitchen.

The cottage comprises of 2 bedrooms and a bathroom (bath-tub, toilet and wash hand basin).

All utilities (BPC, WUC) are connected.

Enquiries and Viewing: **Thomas on 74867020 / oseberane@segodiauctions.co.bw**

Location Map



Location

The property is situated in Monarch East, on the northern outskirts of Francistown, ca. 5kms drive from the Francistown CBD in close proximity to Phatlhogo Primary School and U-Save supermarket. It is located within a primarily residential area and is accessible via a tarred road.

Directions: Driving westwards from the city centre, get to Monarch (commonly known as Mmanaka). After the bridge into Monarch, proceed straight and pass Engen filling station on the left. After the filling station, take the 2nd right turn and the property will be on the left (immediately after the UCCSA Lephoi Centre for the Blind). **Lot 20705.**

Enquiries and Viewing: **Thomas on 74867020 / oseberane@segodiauctions.co.bw**



Interior Pictures

T & C's

GENERAL TERMS AND CONDITIONS FOR PROSPECTIVE BUYERS

PLEASE NOTE: All prospective buyers acknowledge that they have read these terms and conditions of sale and agree to be bound thereby. If you do not understand any of these terms or conditions, please ask the Agent/ Auctioneer for clarification before placing an offer.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the accepted purchase price.
3. If your offer is accepted you will be required to pay 10% of the purchase price, immediately after acceptance of the offer – this comprises of a 5% deposit for the purchase of the property and 5% buyer's premium.
4. The balance of the purchase price plus VAT on the full purchase price, the bid amount less the 5% (deposit paid immediately post-acceptance of offer), is payable within 30 days of the date of acceptance.
5. The Seller has the right at his absolute discretion to refuse any offer. Upon confirmation of the offer, the prospective buyer will be required to sign the Conditions of Sale.
6. Transfer of the property will be effected by the Transferring Attorneys/ Conveyancers appointed by the Seller.

Enquiries and Viewing: **Thomas on 74867020 /**
oseberane@segodiauctions.co.bw



Disclaimer: All data and information set forth on this Sale Particulars are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square metres are approximate and may be verified by consulting a professional planner. All rights as to photographs and graphics are reserved to Segodi Auctions. Customers should seek advice and proper legal counsel with respect to all closing costs, timing considerations, financing options, default provisions, zoning implications, renovation considerations and appropriate transfer taxes. Segodi Auctions represents and has a fiduciary duty to those sellers with respect to Segodi Auctions' exclusives.