

**For Sale: P220,000**

### Information:

**Plot size: 1,627m<sup>2</sup>**

**Built-up area: ca.152m<sup>2</sup>**



Fitted kitchen



2 bedrooms



Common bathroom



Lounge



Staff quarters



**View from the street**



**View from the gate**



**View of several buildings**

## Description

This one is for investors looking for an excellent return on investment or occupiers looking for a property with a large plot to develop their dream home. Situated in a good neighbourhood with major amenities in close proximity, this easily accessible property (**valued at P684,000**) is encompassed by a boundary wall with the accompanying electric fence and accessed via a sliding gate.

This spacious property consists of a main house as well as a staff quarters, storeroom and an outdoor toilet.

The main house comprises of 2 spacious bedrooms (all with fitted cupboards), a lounge, fitted kitchen and a common bathroom (bathtub, toilet and wash-hand basin). The house is complete with tiling throughout.

The staff quarters comprises of one room, a kitchenette and bathroom.

The storeroom is detached from the main house. All utilities (BPC, WUC) are connected.

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

## Location Map



## Location

The property is situated Shashe village; a stone-throw from the Tonota village; one of the largest and well-known villages in the central district. This village is strategically situated ca. 15kms south of Francistown. The property is located in a good neighbourhood.

**Directions:** From the Tonota bus rank towards Francistown, drive for ca. 3kms and turn left (by Mandunyane turn). Keep right and pass Shashe Hardware on the left then Sefalana on the right. From Sefalana, drive for ca. 1.2kms. Turn left towards the 'old kgotta' then turn right at the end of the tarred road (towards Semotswane Primary School). Drive for ca. 100m then turn left facing the 'new kgotta' and turn left. The property will be ahead with a boundary wall.

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[More 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 making an offer.

1. The sale is subject to confirmation by the Seller.
2. 5% buyer's premium to be added over and above the final bid price.
3. If you are the highest bidder you will be required to pay 10% of the bid amount, on the auction day immediately post-auction – 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-auction), is payable within 30 days of the auction date.
5. The Seller has the right at his absolute discretion to refuse any bid. Upon confirmation of the highest bid, the highest bidder 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.

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**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.