



Connells

Coronation Square
Quidhampton Salisbury



Property Description

Connells bring to the market this semi-detached house in Coronation Square, Quidhampton, Salisbury. On the ground floor there is a lounge, kitchen diner and utility room. The first floor has three bedrooms and a bathroom. There are front and rear garden plus a shared parking bay. The house is of a **NON STANDARD CONSTRUCTION** and therefore is available for **CASH BUYERS ONLY**.

Quidhampton is a village and civil parish in Wiltshire, England. It forms part of the Salisbury urban area and is around 2 miles (3.2 km) west of the city centre. The parish adjoins Wilton to the west, Salisbury to the north and east, and Netherhampton to the south. The village is on the River Nadder and is close to the A36 road between Salisbury and Wilton. Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Southampton and the West Country and good road links to London, the South Coast and New Forest.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

14' 5" x 10' 11" (4.39m x 3.33m)

Double glazed window to front, radiator, electric fireplace

Kitchen

14' 5" x 10' 7" (4.39m x 3.23m)

Fitted wall & base units, sink/drain, space for cooker and washing machine, double glazed window to rear, space for fridge freezer, radiator, central heating boiler, space for table and chairs

Utility Room

6' 9" x 5' 10" (2.06m x 1.78m)

Double glazed window to side, double glazed back door, radiator, space for washing machine & tumble drier, large storage cupboard

Bedroom One

11' 3" plus door recess x 11' (3.43m plus door recess x 3.35m)

Double glazed window to front, radiator, built in wardrobe and storage cupboard

Bedroom Two

13' 5" max x 8' 9" (4.09m max x 2.67m)

Double glazed window to rear, radiator, built in storage cupboard

Bedroom Three

9' 8" x 7' 10" (2.95m x 2.39m)

Double glazed window to front, radiator, built in storage cupboard

Bathroom

Bath with shower over, WC, hand wash basin, radiator, double glazed window to rear, towel rack

Front Garden

Enclosed by mid height wall, lawned area to front and side, path to front door and side of property, gate to back garden

Rear Garden

Patio, large lawned area, planters at rear of garden, garden path.

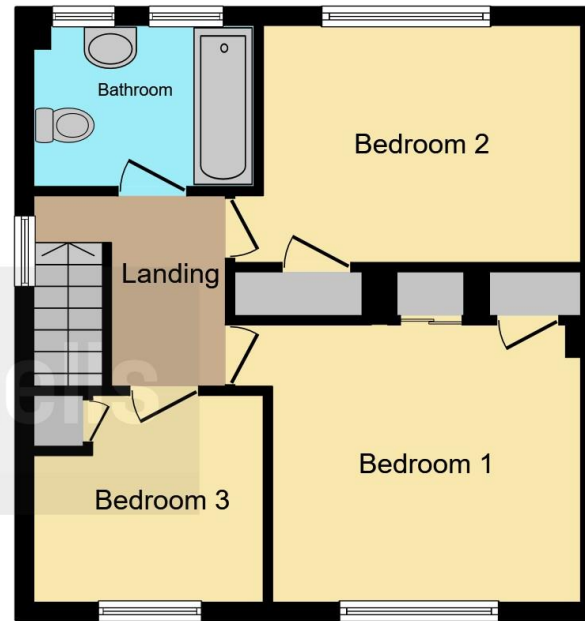








Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 01722 328 562

E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307152



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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