



**Connells**

Westwood Road  
Salisbury



### Property Description

Connells bring to the market this mid terraced house in Westwood Road, Salisbury. The property has an entrance hall, lounge, kitchen, utility room and a further reception room currently used as bedroom three on the ground floor. On the first floor there are two bedrooms and a bathroom. There is a lawned front garden and at the rear a tiered garden with mature shrubs and decked areas.

Westwood Road is situated approximately 2.8 miles from Salisbury City Centre and is served by frequent bus services.

Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the South Coast.

### 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.

## Ground Floor

### Entrance Hall

4' 1" x 6' 1" ( 1.24m x 1.85m )

### Lounge

19' 5" x 10' 1" ( 5.92m x 3.07m )

Double glazed window to front,, double glazed window to utility, radiator

### Kitchen

10' 10" x 7' 5" ( 3.30m x 2.26m )

Sik/drainer, fitted units, cooker, hob and extractor, arch into utility room, double glazed window to rear, double glazed doors to garden, space for washing machine

### Utility Room

12' 5" x 6' 4" ( 3.78m x 1.93m )

Space for white goods

### Reception Room/ Bedroom Three

11' 2" x 5' 8" ( 3.40m x 1.73m )

Double glazed window to front, radiator

## First Floor

### Bedroom One

14' 10" x 8' 9" ( 4.52m x 2.67m )

Double glazed window to front, fitted wardrobe ,radiator

### Bedroom Two

10' 1" x 8' ( 3.07m x 2.44m )

Double glazed window to rear, radiator, fitted wardrobe, cupboard housing central heating boiler

### Bathroom

Bath, shower attachment, WC, hand wash basin, fully tiled, double glazed window to rear

### Front Garden

Small grassed area both sides of path

### Rear Garden

Tiered garden, steps to decked area and top of garden, rocker and garden ponds, Lean -to storage area

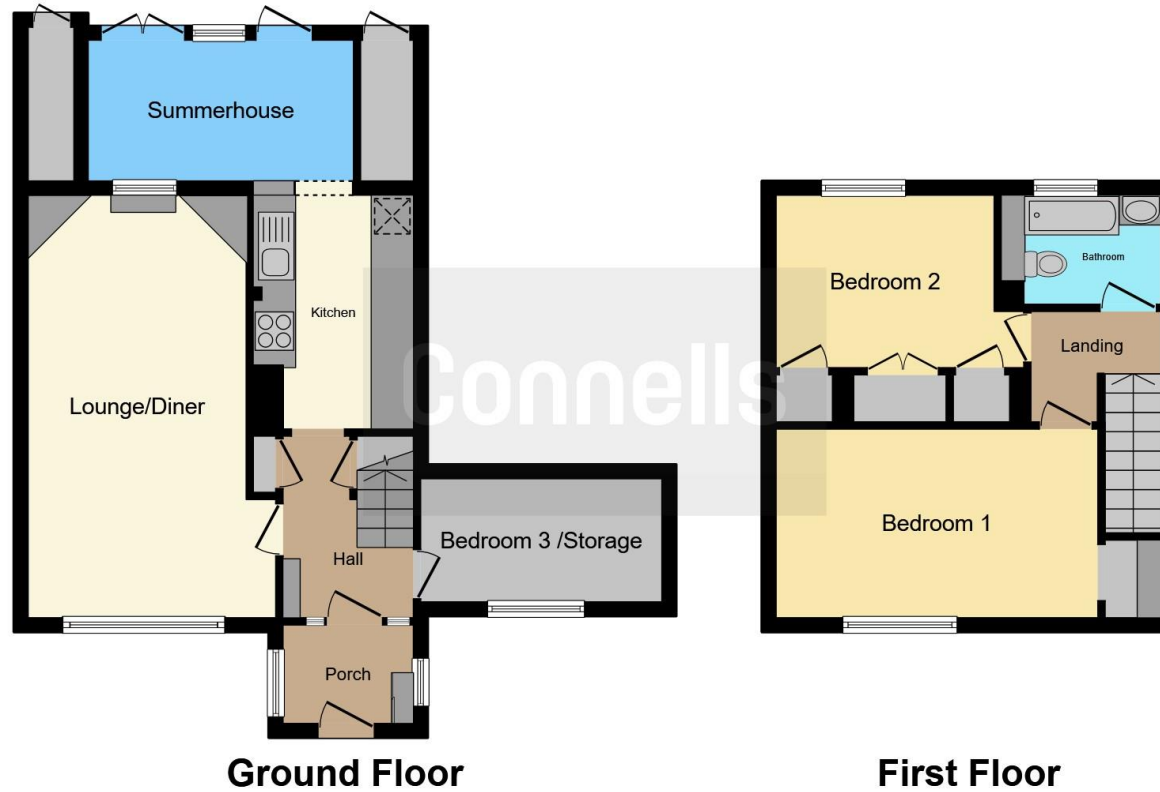
### Parking

On street parking









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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

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 Salisbury SP1 3TS

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL307165](http://connells.co.uk/Property/SAL307165)**



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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