



**Connells**

Church Lane  
Salisbury





## Property Description

Connells bring to the market this mid-terraced house in Church Lane, Salisbury. The property comprises of a lounge, open plan kitchen diner, bedroom and bathroom on the first floor and a further bedroom on the second floor. There is a small garden to the front and an enclosed rear garden. The property benefits from there being no onward chain.

Church Lane is situated around 2 miles from the city centre (via Wilton Road/A36) and is therefore conveniently located for both the railway station and the many amenities of Salisbury. Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo and the West Country.

## 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

10' 8" x 9' 10" ( 3.25m x 3.00m )

Double glazed window to front, fireplace, radiator, carpet flooring

## Kitchen Diner

28' 2" max x 11' ( 8.59m max x 3.35m )

Open plan kitchen diner with fitted wall and base units, cooker & hob, space for fridge freezer, washing machine & dishwasher, double glazed doors to rear, wooden flooring

## Bedroom One

9' 10" x 13' 7" ( 3.00m x 4.14m )

Restricted head height both sides, 2 skylight windows to front, 1 skylight to rear, roof storage spaces both sides

## Bedroom Two

9' 10" x 9' 7" ( 3.00m x 2.92m )

Double glazed window to front, space for two free standing wardrobes, radiator, carpet flooring

## Bathroom

Shower, free standing bath, hand wash basin with vanity unit, WC, double glazed window to rear, central heating boiler

## Front Garden

Small front garden with gate

## Rear Garden

Enclosed by wall and fence, patio, lawn shed, gated access to neighbouring garden



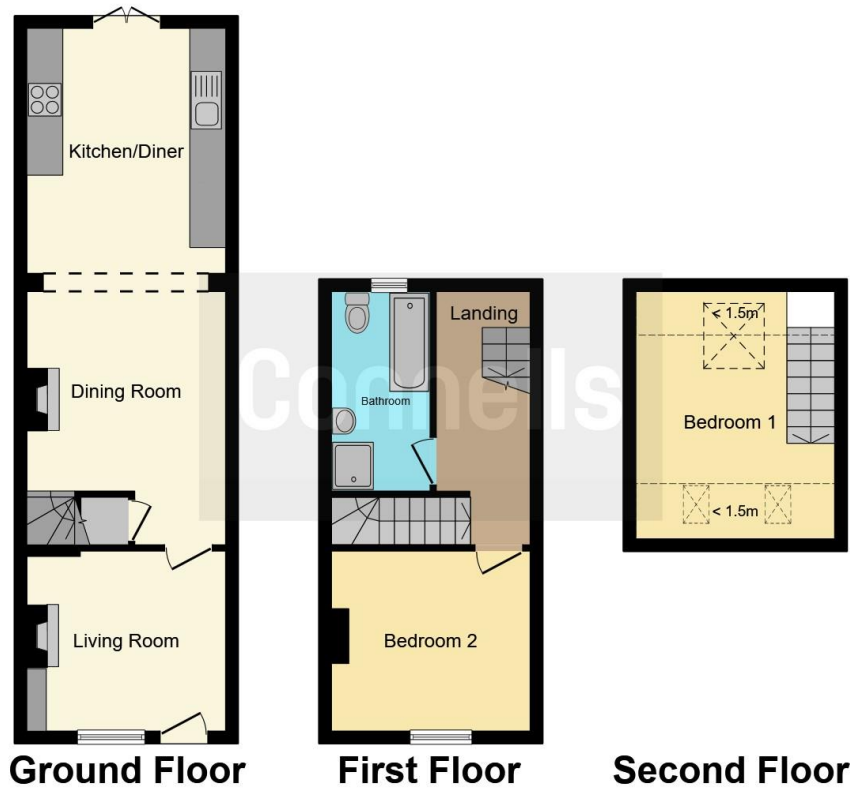












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)**

46-50 Castle Street  
 Salisbury SP1 3TS

**EPC Rating: D**

**view this property online [connells.co.uk/Property/SAL307218](http://connells.co.uk/Property/SAL307218)**

Tenure: Freehold



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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Property Ref: SAL307218 - 0002