



Connells

Church Road
Laverstock Salisbury



Property Description

A rare opportunity to purchase a generously proportioned detached house with extensive mature gardens in the highly sought after area of Laverstock, Salisbury. The property is situated approximately 3 miles from the centre of the historic city of Salisbury which offers a variety of shopping, entertainment and cultural facilities and renowned state and private schools.

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.

Entrance Hall

Access to cloakroom, lounge/dining room, kitchen, utility room.

Lounge/ Dining Room

23' 10" max x 23' 10" max (7.26m max x 7.26m max)

L shaped room, brick fireplace, door to office, side aspect, patio doors to rear garden.

Kitchen

22' 4" x 10' 6" max (6.81m x 3.20m max)

Comprising wall and base units with work surfaces over, stainless steel sink/drainer unit with mixer taps, built in oven, inset gas hob, space for dishwasher, space for fridge, stairs to first floor landing, rear aspect.

Office

26' x 8' 10" (7.92m x 2.69m)

Two sky light windows, dual aspect to side and rear.

Cloakroom

Comprising a WC and wash hand basin.

Utility Room

8' 4" x 8' 9" (2.54m x 2.67m)

Fitted base units with work surfaces over, space for washing machine, loft access, front aspect.

Boiler Room

10' 1" x 3' 7" (3.07m x 1.09m)

Door to kitchen, stable door to rear aspect.

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m)

Built in wardrobes, side aspect.

Bedroom Two

11' 10" x 10' 10" max (3.61m x 3.30m max)

Built in wardrobes, front aspect.

Bedroom Three

11' 7" x 10' 5" (3.53m x 3.17m)

Dual aspect to side and rear.

Five Piece Bathroom

11' 4" x 7' (3.45m x 2.13m)

Comprising a panel enclosed corner bath, double shower cubicle, wash hand basin, WC and bidet.

Outside

Front Garden

Mostly laid to lawned area with gated access to the front and pathway leading to front door.

Rear Garden

This extensive attractive garden is mostly laid to lawn with patio area near the rear of the house for relaxing and entertaining, raised brick beds with mature planting, mature trees, shed adjoining double garage.

Detached Double Garage

17' x 27' 8" (5.18m x 8.43m)

Detached double garage with two "up and over" doors, door to rear garden

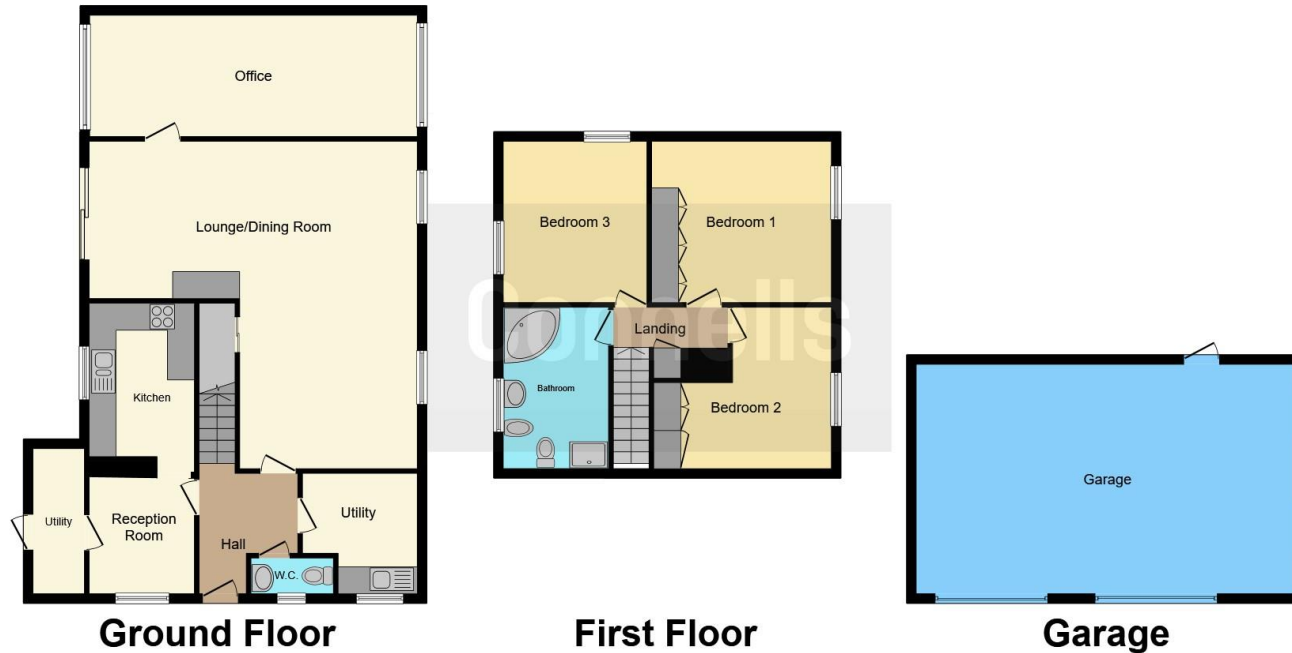
Parking

Driveway parking for at least three vehicles.









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

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EPC Rating: D

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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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