



Connells

Thorneydown Road
Winterbourne Gunner Salisbury



Property Description

Connells bring to the market this semi-detached house in Thorneydown Road, Winterbourne Gunner. The property consists of an entrance hall, lounge and kitchen diner on the ground floor. The first floor has two bedrooms and a bathroom. There are front and rear gardens plus a driveway and garage. The property has no onward chain.

Winterbourne Gunner is a village and former civil parish, now in the parish of Winterbourne, in Wiltshire, England, about 4 miles (6 km) northeast of Salisbury. The village is near the River Bourne and the A338 road, and is close to Winterbourne Dauntsey. 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.

Entrance Hall

Radiator, stairs to first floor

Living Room

12' 2" x 12' 11" (3.71m x 3.94m)

Double glazed window to rear, electric fireplace, radiator, carpet flooring

Kitchen Diner

19' 10" x 10' 7" (6.05m x 3.23m)

Double glazed window to front, fully fitted kitchen with wall and base units, integrated fridge, space for cooker, dishwasher and washing machine, double glazed patio doors to rear

Bedroom One

12' 10" x 8' max (3.91m x 2.44m max)

Double glazed window to rear, built in wardrobe, radiator, carpet flooring

Bedroom Two

14' 11" x 7' 10" (4.55m x 2.39m)

Double glazed window to rear, radiator, carpet flooring

Bathroom

9' 2" x 7' 10" (2.79m x 2.39m)

Double glazed window to front, bath, WC, hand wash basin, shower, built in cupboard with water tank

Front Garden

Large lawned garden, shared pathway, steps to driveway and garage

Rear Garden

Patio area, garden shed

Parking

Driveway with gates, space to park one car

Garage

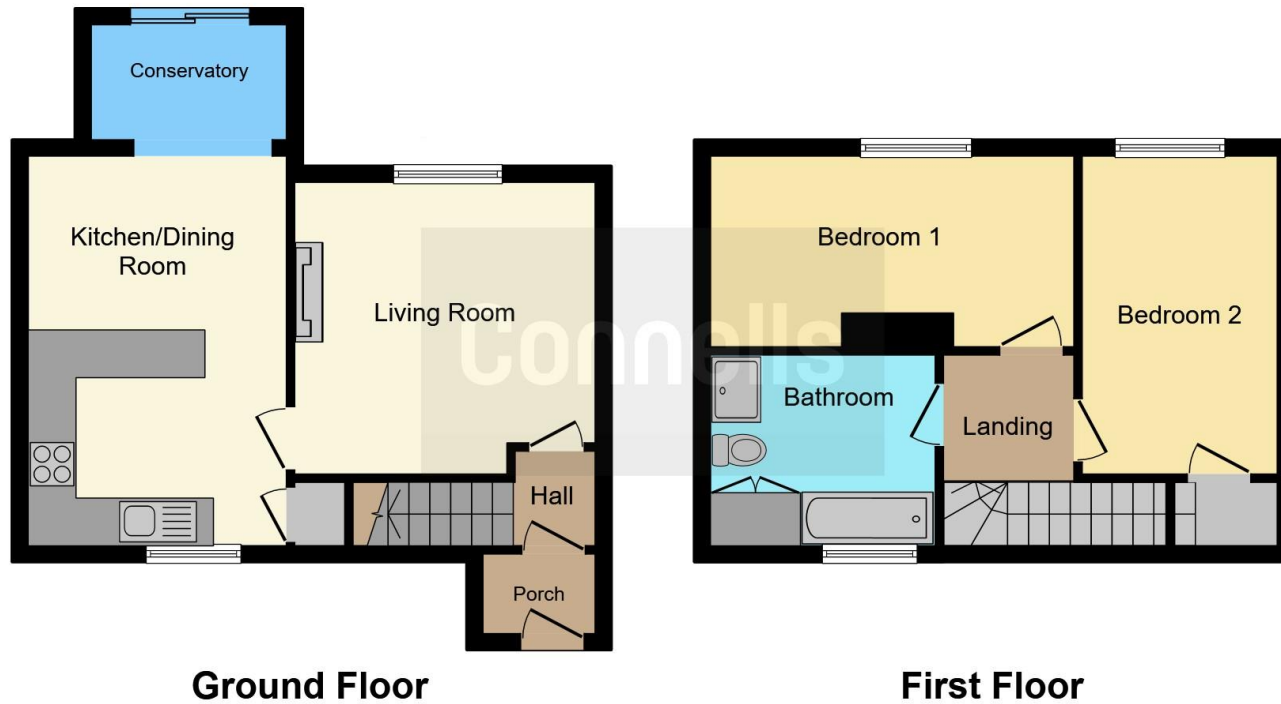
21' 8" x 10' 9" (6.60m x 3.28m)

Manual lift door, double glazed window









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

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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307195



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: SAL307195 - 0006