



Connells

Woodbury Gardens
Salisbury



Property Description

Offering to the market this semi-detached house in Woodbury Gardens, Salisbury. The property comprises of a porch, lounge/diner, kitchen, three bedrooms and a shower room. There is a private rear garden and driveway for two vehicles. Situated just under 2 miles from the centre of Salisbury, the property is in a convenient location for Salisbury District Hospital and Salisbury City Centre and the railway station.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Porch

or to lounge/diner.

Lounge/Diner

23' 5" x 15' (7.14m x 4.57m)

Dual aspect front and rear, door to kitchen, stairs to first floor.

Kitchen

9' 4" x 6' 7" (2.84m x 2.01m)

Comprising of wall and base units with work surfaces over, stainless steel sink drainer, space for cooker with extractor over, spaces for washing machine and fridge freezer, central heating boiler.

Bedroom One

12' x 8' 5" (3.66m x 2.57m)

Fitted wardrobes, overhead cupboards and bedside tables. Rear Aspect

Bedroom Two

8' x 8' 7" (2.44m x 2.62m)

Front aspect

Bedroom Three

9' x 6' 5" (2.74m x 1.96m)

Rear aspect

Shower Room

Comprising of corner shower, wash hand basin set into vanity unit, concealed cistern WC. Front aspect.

Outside

Rear Garden

Good sized, enclosed and private garden with patio area for dining and relaxing, lawn, mature shrubs and plants, side access gate.

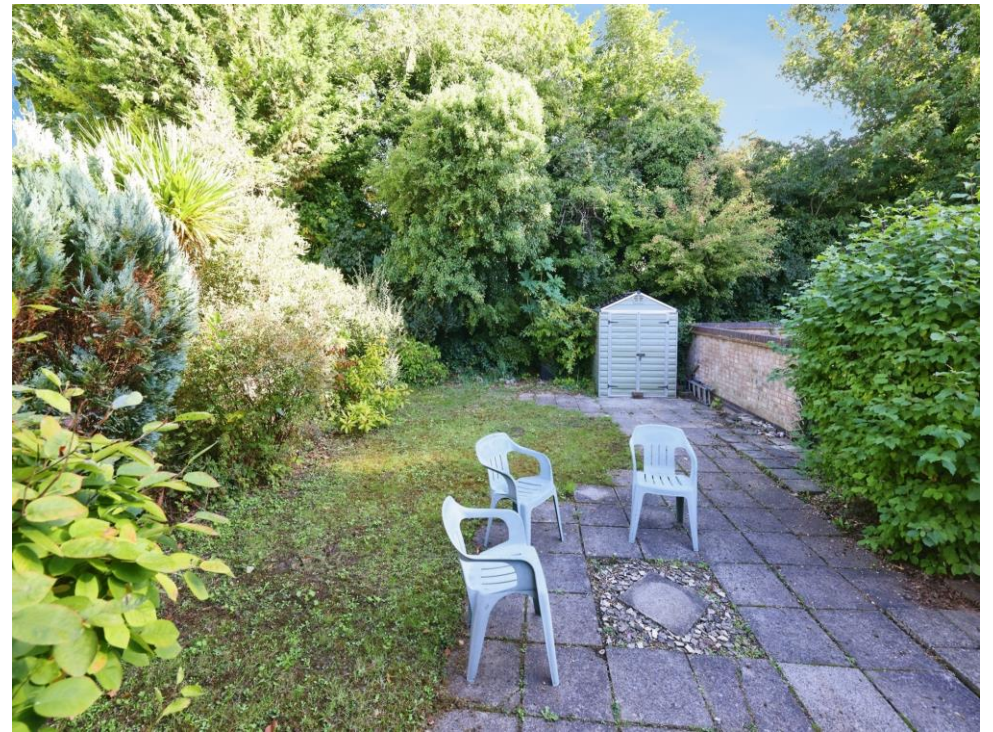
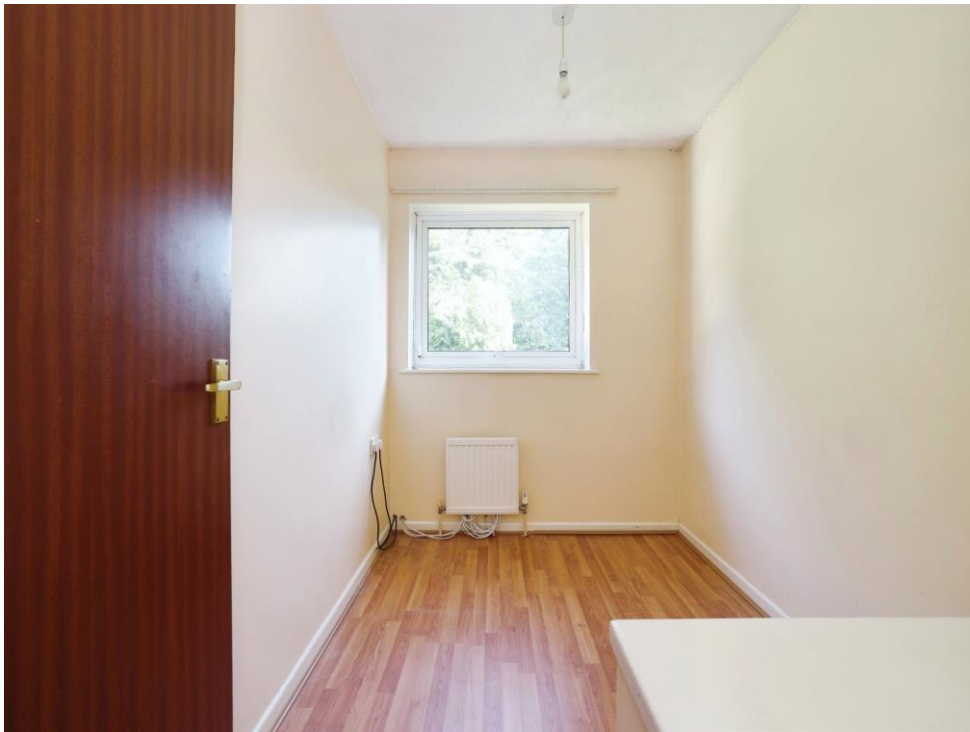
Front Garden

Path to driveway, gravelled area to the front.

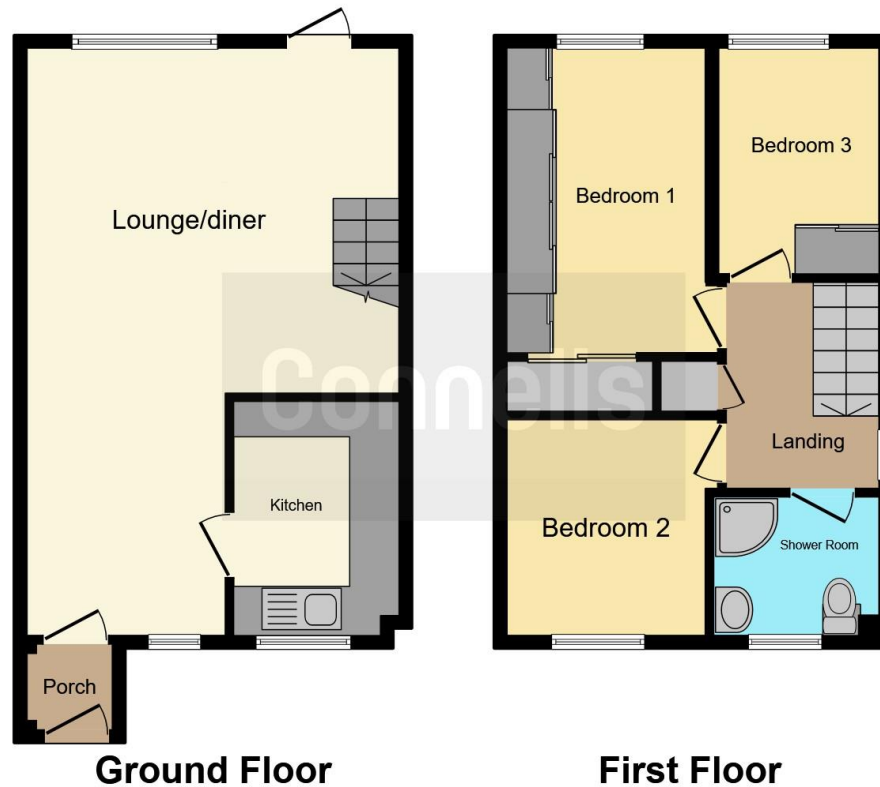
Parking

Driveway parking for two 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: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307402



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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