



Connells

Attwood Road
Salisbury



Property Description

Offering to the market with this property which has been improved and extended comprising a lounge, kitchen/dining room and cloakroom on the ground floor. The first floor has three bedrooms and a bathroom. The second floor are two further bedrooms and a shower room. To the rear of the property is a private, enclosed garden ideal for entertaining and relaxing. The front of the property has a walled garden and driveway,

Attwood Road is situated in a sought after residential area just over a mile from the centre of the medieval city of Salisbury. 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.

Hallway

Doors to living room, kitchen/dining room and cloakroom, stairs to first floor.

Lounge

10' 4" & bay x 10' 11" (3.15m & bay x 3.33m)

Fireplace, bay window to front aspect.

Kitchen/ Dining Room

18' 3" max x 18' 4" max (5.56m max x 5.59m max)

Modern fitted kitchen with a range of wall and base units with work surfaces over, oven with inset hob and extractor hood over, stainless steel sink drainer with mixer tap, spaces for washing machine, dishwasher and fridge freezer. Additionally central island with fold down work top, fireplace and pantry cupboard in dining area. Sky light, window and French doors to rear aspect.

Cloakroom

Comprising a wash hand basin and WC,.

First Floor Landing

Doors to bedrooms and bathroom, stairs to second floor and side aspect.

Bedroom One

11' 10" & bay x 10' 10" (3.61m & bay x 3.30m)

Fireplace, built in cupboard, bay window to front aspect.

Bedroom Two

9' 11" x 10' 10" (3.02m x 3.30m)

Built in cupboard, rear aspect.

Bedroom Five

6' 11" & bay x 6' 11" (2.11m & bay x 2.11m)

Bay window front aspect.

Bathroom

Comprising a panel enclosed bath with shower overhead, wash hand basin, WC built in shelving.

Second Floor Landing

Doors to bedrooms and shower room.

Bedroom Three

13' 2" x 7' 5" (4.01m x 2.26m)

Two skylight windows, built in wardrobe, partial restricted head height.

Bedroom Four

10' 5" x 10' 2" (3.17m x 3.10m)

Built in wardrobe, French doors with Juliet balcony to rear aspect.

Shower Room

Comprising a shower cubicle, wash hand basin, WC and heated towel rail.

Rear Garden

A good sized private garden enclosed by wall, fences and benefiting from a large patio area ideal for entertaining and Alfresco dining. There are steps up to lawned area with mature shrubs and plants and further seating area. Further features are pathways leading to the rear, a planting area and gated side access to the front driveway.

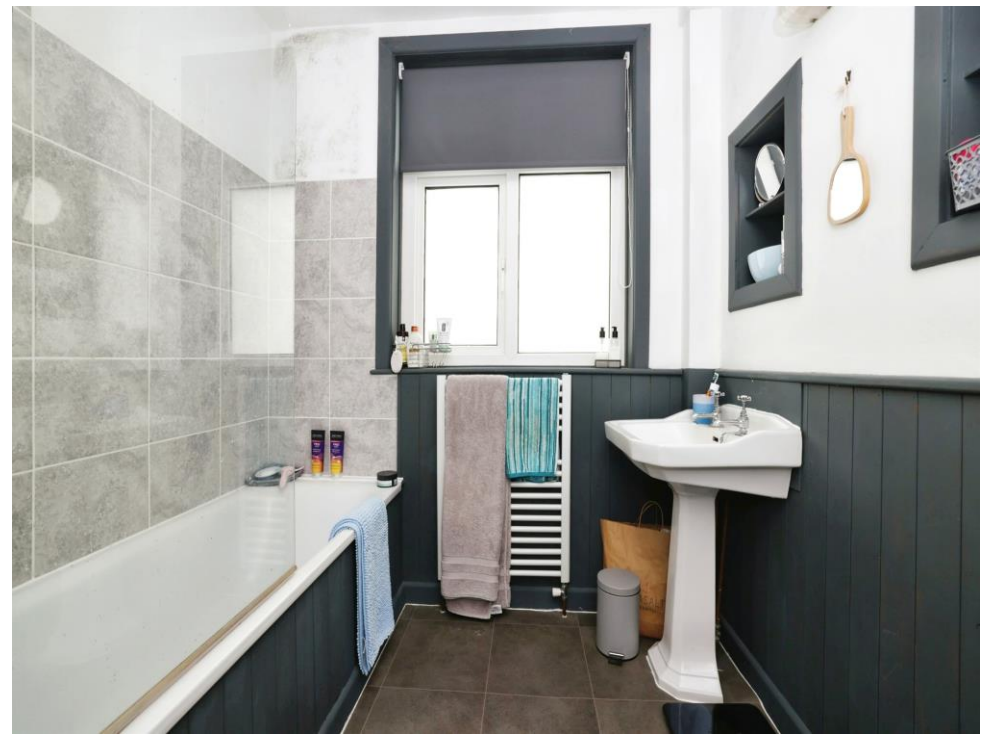
Front Garden

Wall and hedge, gravelled area with shrubs.

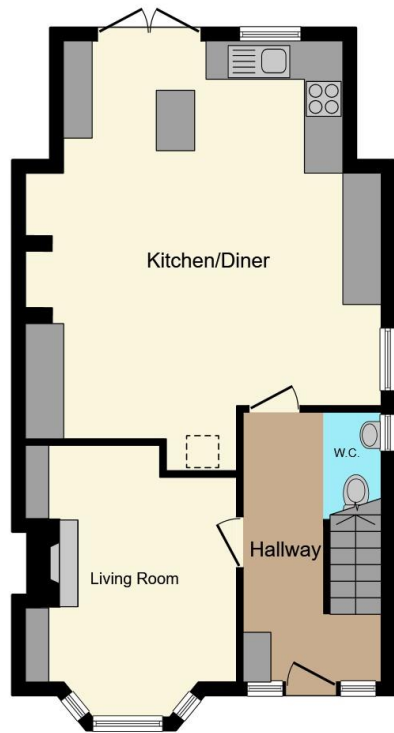
Driveway

Parking for one vehicle.

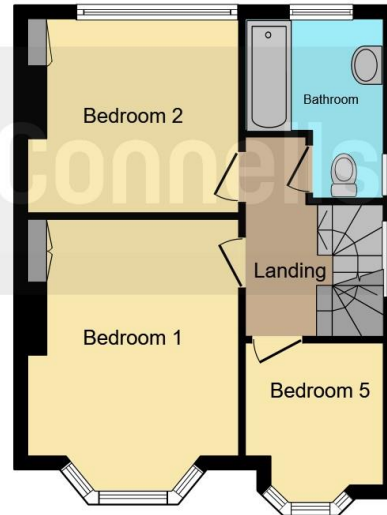




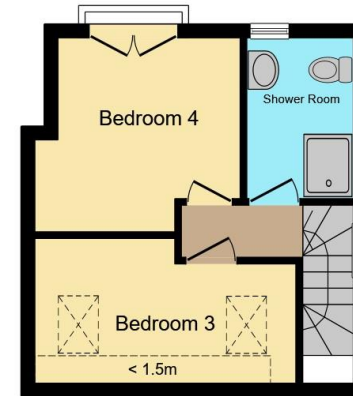




Ground Floor



First Floor



Second Floor

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

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