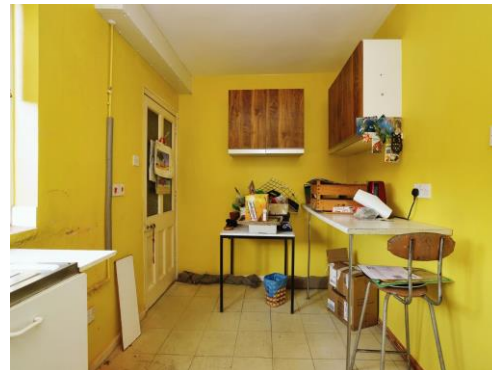




**Connells**

Macklin Road  
Salisbury



### Property Description

Offering to the market this semi detached house in Macklin Road, Salisbury. The property which offers an opportunity for modernisation and improvement, comprises of a living room, separate dining room, kitchen, three bedrooms, a wetroom and separate WC. There are front and rear gardens. Macklin Road is situated in a popular residential just off Devizes Road. There are primary schools nearby plus a leisure centre and Waitrose supermarket. The city centre and railway station are just under 2 miles and the area is served well by regular bus services.

### 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.

## Entrance Hall

Doors to Kitchen, living room and dining room. Stairs to first floor.

## Living Room

13' 8" x 12' 4" ( 4.17m x 3.76m )

Fireplace with gas fire. Front aspect

## Dining Room

11' 11" max x 9' 11" ( 3.63m max x 3.02m )

Fireplace, fitted cupboard. Front aspect.

## Kitchen

12' 7" x 7' 5" ( 3.84m x 2.26m )

Stainless steel sink drainer with cupboards below, two wall cupboards, central heating boiler, door to larder cupboard, window rear aspect, door to porch.

## Landing

Doors to bedrooms, bathroom and toilet.

## Bedroom One

13' 6" x 12' 5" ( 4.11m x 3.78m )

Built in cupboard, front aspect

## Bedroom Two

12' x 10' 2" ( 3.66m x 3.10m )

Front aspect.

## Bedroom Three

9' x 7' 8" ( 2.74m x 2.34m )

Rear Aspect

## Wetroom

Complete wet room with shower, wash hand basin, extractor fan, cupboard housing water tank. Rear aspect.

## Toilet

WC. Rear Aspect

## Front Garden

Lawn and shrubs, path to front door.

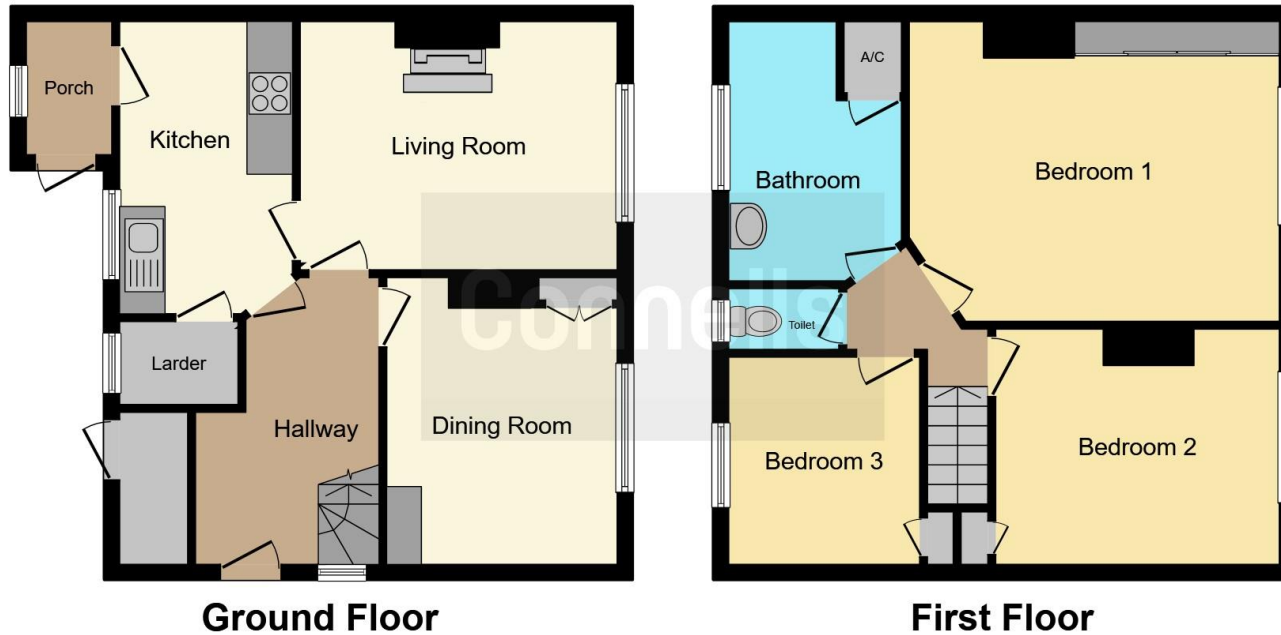
## Rear Garden

Good size garden enclosed by fencing. Mostly laid to lawn with some mature shrubs. Large garden shed.









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)

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46-50 Castle Street  
 Salisbury SP1 3TS

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL306414](http://connells.co.uk/Property/SAL306414)**



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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