



**Connells**

Wilton Road  
Salisbury



## Property Description

Offering to the market a rare opportunity to purchase a substantial building situated in Wilton Road, Salisbury. Located a short distance from the city centre, the property is currently presented as four separate flats with the additional benefit of parking spaces to the rear of the property.

## 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.

## Flat 6a Epc C Council Tax A

### Open Plan Kitchen/Lounge

14' 6" max x 9' 4" max ( 4.42m max x 2.84m max )

Kitchen area: comprising wall and base units with work surfaces, sink/drain, space for cooker.

Lounge: front aspect.

### Bedroom

12' 8" x 8' 6" ( 3.86m x 2.59m )

Front aspect.

### Bathroom

Comprising bath with shower over, wash hand basin, WC

## Flat 6b Epc C Council Tax B

### Lounge

14' 7" x 10' 2" ( 4.45m x 3.10m )

Front aspect.

### Kitchen

8' x 8' 8" ( 2.44m x 2.64m )

Comprising wall and base units with work surfaces over, sink/drain, built in cooker and hob, spaces for fridge freezer and washing machine. Rear aspect.

### Bedroom One

14' 6" x 10' 4" ( 4.42m x 3.15m )

Front aspect.

### Bedroom Two

11' 10" x 6' 10" ( 3.61m x 2.08m )

Rear aspect.

### Bathroom

Comprising bath, wash hand basin, WC. Rear aspect.

## Flat 6c Epc C Council Tax B

### Lounge Diner

14' 7" x 20' 4" ( 4.45m x 6.20m )

Front aspect.

### Kitchen

11' 11" x 7' 11" ( 3.63m x 2.41m )

Comprising wall and base units with work surfaces over,

### Bedroom One

14' 8" x 10' 5" ( 4.47m x 3.17m )

Front aspect.

## Bedroom Two

10' 6" max x 11' 11" max ( 3.20m max x 3.63m max )

Rear aspect.

## Bathroom

Comprising panel enclosed bath with shower over and glass shower screen, wash hand basin, WC, rear aspect.

## Flat 6d Epc C Council Tax B

### Lounge

10' 7" x 10' 9" ( 3.23m x 3.28m )

Front aspect.

### Kitchen

11' 11" x 7' 10" ( 3.63m x 2.39m )

Comprising wall and base units with work surfaces over, oven and hob, storage cupboard, space for fridge freezer, central heating boiler, Rear aspect.

### Bedroom One

14' 6" x 9' 11" ( 4.42m x 3.02m )

Front aspect.

### Bedroom Two

11' 10" x 7' 11" ( 3.61m x 2.41m )

Rear aspect.

### Bathroom

Comprising bath, wash hand basin, WC. Rear aspect.

### Parking

Parking area to the rear of the building, one space for each flat and one space for visitor parking.





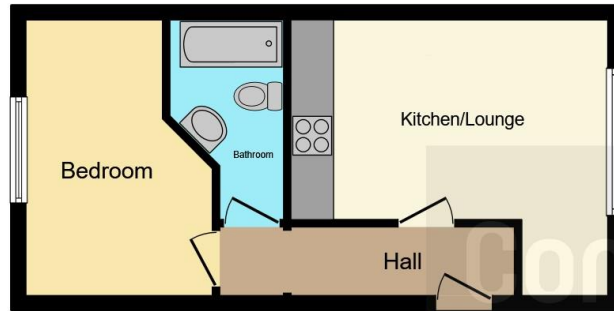
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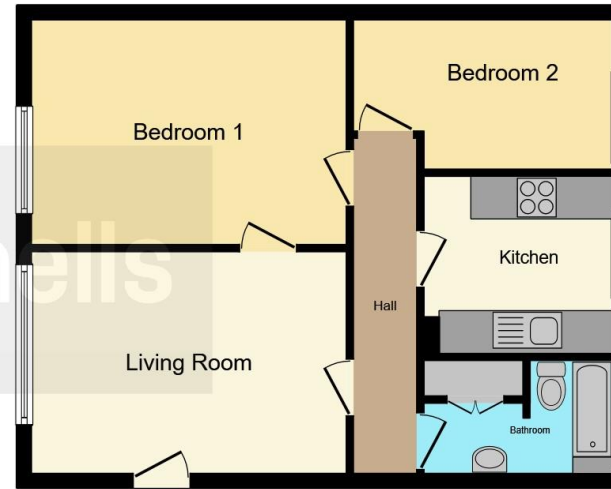
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**Floor Plan**



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Salisbury SP1 3TS

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL307201](http://connells.co.uk/Property/SAL307201)**



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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