



Connells

Devizes Road
Salisbury

Devizes Road Salisbury SP2 9JW

for sale guide price
£280,000



Property Description

Offering to the market this semi-detached house in the popular area of Devizes Road, Salisbury. The property comprises of porch, entrance hall, lounge, dining room, kitchen, utility room and cloakroom on the ground floor. The first floor has three bedrooms and a bathroom. There are front and rear gardens plus a garage. A particular feature of this property are the unobstructed, panoramic views over open fields and Old Sarum beyond.

The property is located within easy reach of the city centre and is served by regular bus services, and is approximately 1.6 miles from the railway station. There are several primary schools, Sarum Academy senior school, a leisure centre and Waitrose nearby. 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.

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.

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



Porch

Entrance Hall

Doors to dining room, lounge, kitchen and under stairs cupboard. Stairs to first floor.

Lounge

17' 7" x 11' (5.36m x 3.35m)

Door to conservatory and window rear aspect.

Dining Room

11' 11" plus bay x 11' (3.63m plus bay x 3.35m)

Fireplace with gas fire, bay window front aspect.

Kitchen

9' 5" x 6' 10" (2.87m x 2.08m)

Comprising of wall and base units with work surfaces above, stainless steel sink drainer with mixer tap. Spaces for cooker and washing machine. Window side aspect, open to utility room

Utility Room

5' 6" x 6' (1.68m x 1.83m)

Wall and base units, space for fridge freezer. door to garden.

Cloakroom

Comprising WC and wash hand basin, window side aspect.

Conservatory

9' 4" x 4' 9" (2.84m x 1.45m)

Brick and glass construction, door to garden.

Landing

Doors to bedrooms and bathroom. Window side aspect.

Bedroom One

11' 11" plus bay x 10' (3.63m plus bay x 3.05m)

Built in wardrobe, bay window to front aspect.

Bedroom Two

11' 11" x 9' (3.63m x 2.74m)

Fitted wardrobes, window rear aspect

Bedroom Three

8' plus bay x 6' 11" (2.44m plus bay x 2.11m)

Bay window front aspect

Bathroom

Comprising of panel fitted bath, pedestal wash hand basin, WC. Window side aspect.

Outside

Front Garden

Lawned garden with wall to the front, path to porch.

Garage

22' 3" x 11' 7" (6.78m x 3.53m)

Shared driveway leading to garage. Up and over door, power and window to rear,

Rear Garden

Good sized garden enclosed by walls and fencing with patio adjacent to the conservatory. Low wall with lawn and path leading to the vegetable plots, greenhouse and garden shed. Mature trees and shrubs.

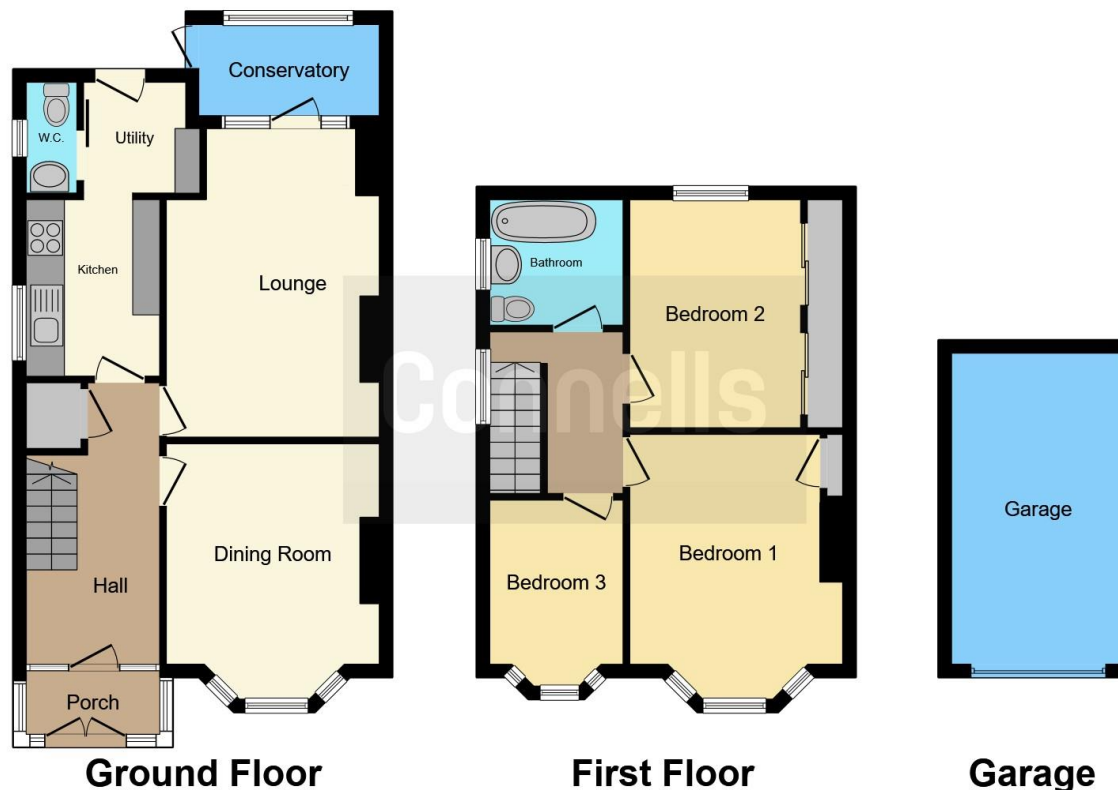
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.









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: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307655



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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