



**Connells**

Ashley Road  
Salisbury





### Property Description

Offering to the market this traditional mid terraced house in Ashley Road, Salisbury. Currently configured as two flats but potential to convert back to a family home. The ground floor flat comprises of a lounge, bedroom kitchen and shower room. The first floor flat consists of a lounge, kitchen, two bedrooms and bathroom. There is a an enclosed rear garden to the rear of the property.

Ashley Road is situated just outside the ring road and within easy access to the railway station and city centre. Bus services run regularly along nearby Devizes Road. 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.

## Ground Floor

### Entrance Hall

Doors to ground floor flat and door to stairs for first floor flat

## Ground Floor Flat - Epc D

### Lounge

11' 11" x 9' 4" ( 3.63m x 2.84m )

Window to rear aspect

### Kitchen

8' 8" x 6' 5" ( 2.64m x 1.96m )

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, oven with hob and extractor above, spaces for washing machine and fridge freezer. Window and door side aspect

### Bedroom

11' 9" & bay x 9' 6" ( 3.58m & bay x 2.90m )

Bay window front aspect

### Bathroom

Comprising of shower cubicle, wash hand basin, WC. Window rear aspect

## First Floor Flat - Epc D

### Lounge

12' x 10' 9" ( 3.66m x 3.28m )

Fireplace, window rear aspect

### Kitchen

11' 3" x 7' 2" ( 3.43m x 2.18m )

Comprising of wall and base units with work surfaces above, oven & hob with extractor above, sink drainer, spaces for washing machine and fridge freezer. Window rear aspect

### Bedroom One

11' 10" x 11' 6" ( 3.61m x 3.51m )

Window front aspect

### Bedroom Two

8' 9" x 5' 9" ( 2.67m x 1.75m )

### Bathroom

Comprising of panel enclosed bath with shower above and glass shower screen, wash hand basin & WC. Window rear aspect

## Outside

### Front Garden

Walled garden with decorative stones, path to front door, shared side access to rear garden

### Rear Garden

Garden enclosed by fencing with patio, lawn and path to rear end, two garden sheds and side access gate.

## Parking

Zone D Residents on street permit parking purchased from Wiltshire Council



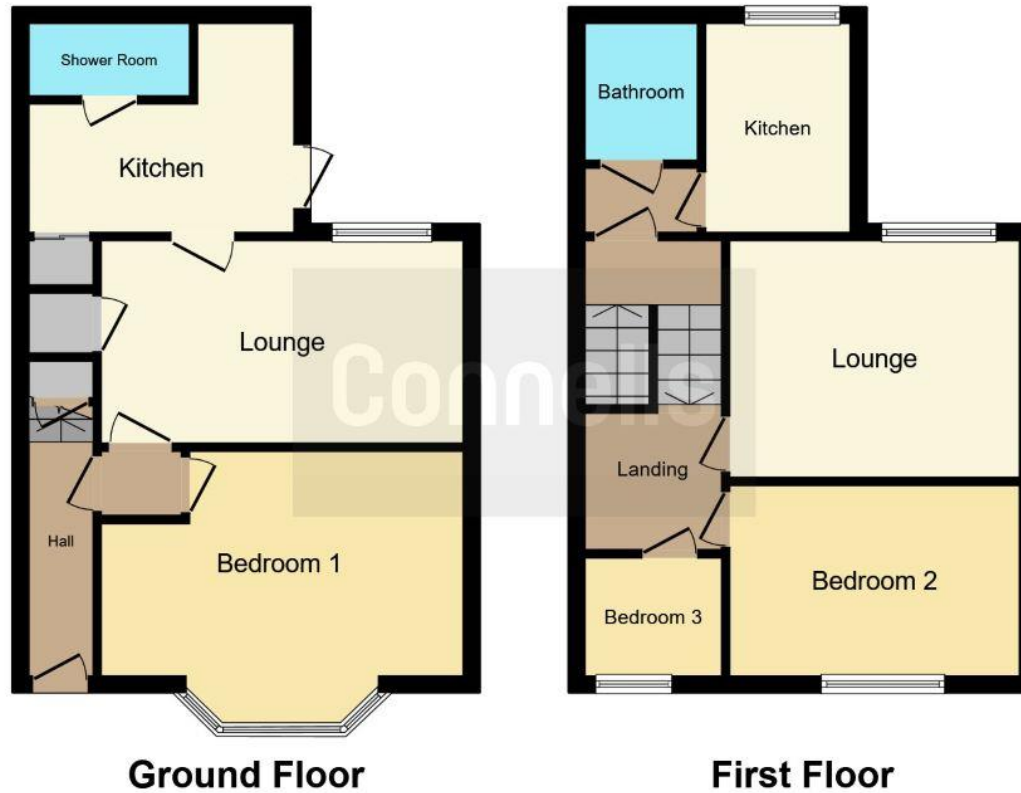












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SAL307635](http://connells.co.uk/Property/SAL307635)



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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