



Connells

Victoria Close
Wilton Salisbury



Property Description

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.

Porch

Door to hall

Entrance Hall

Doors to kitchen, lounge, cloakroom and garage, under stairs cupboard, stairs to first floor landing.

Kitchen

9' 9" x 7' 9" (2.97m x 2.36m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, built in and concealed fridge freezer, oven and hob with extractor above, spaces for washing machine, tumble drier and dishwasher, down lighter spots. Window front aspect.

Lounge/ Dining Room

19' 8" max x 15' 2" max (5.99m max x 4.62m max)

Entertainment unit with retractable projector screen and projector currently built in, serving hatch to kitchen. French doors and window to rear.

Cloakroom

WC. Window side aspect.

Landing

Doors to bedrooms and bathroom. Loft access.

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m)

Double floor to ceiling cupboard, down lighter spots. Window rear aspect.

Bedroom Two

10' 6" x 9' 7" (3.20m x 2.92m)

Built in cupboard, down lighter spots. Window rear aspect.

Bedroom Three

10' 1" x 7' 1" (3.07m x 2.16m)

Store cupboard with boiler and water heater, window front aspect.

Four Piece Bathroom

Comprising panel enclosed corner bath, double shower cubicle, pedestal wash hand basin with mixer tap, WC. Window front aspect.

Outside

Rear Garden

Private rear garden enclosed by fencing and having mature shrubs and climbers giving a high degree of privacy. Laid to patio providing space for entertaining and relaxing. Side access gate.

Garage

16' 2" x 8' 2" (4.93m x 2.49m)

Internal access from hallway. Power and lighting with up and over door.

Parking

Block paved driveway providing parking for two cars to the front.









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: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307826



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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