



Connells

Devizes Road
Salisbury



Property Description

Offering to the market this traditional mid terraced house in Devizes Road, Salisbury. The property, which is in need of modernisation, offers an opportunity to create a lovely family home in an established residential area located within walking distance to the railway station and city centre. The ground floor has a lounge with bay window, separate dining room and kitchen. The first floor has two bedrooms and a four piece bathroom. To the rear is an enclosed garden with far reaching views. Amenities nearby include a primary school, supermarket and leisure centre. There are frequent bus services to and from the city centre.

Salisbury also has renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

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 lounge and dining room, stairs to first floor

Lounge

11' 4" x 10' 7" max (3.45m x 3.23m max)

Chimney breast with coal effect electric fire, bay window front aspect.

Dining Room

12' 2" x 11' 3" max (3.71m x 3.43m max)

Chimney breast, storage cupboard, door to kitchen, window rear aspect

Kitchen

12' 6" x 8' 1" (3.81m x 2.46m)

Comprising wall and base units with work surfaces above, raised oven and grill, gas hob, stainless steel sink drainer with mixer tap, spaces for 2 appliances, window rear aspect, door to garden

First Floor Landing

Storage cupboard, loft access, doors to bedrooms & bathroom

Bedroom One

14' 1" x 11' 4" (4.29m x 3.45m)

Chimney breast, two windows front aspect

Bedroom Two

12' 2" x 8' 1" max (3.71m x 2.46m max)

Chimney breast, window rear aspect with far reaching views

Four Piece Bathroom

Comprising panel enclosed bath, shower cubicle, pedestal wash hand basin, WC. Window rear aspect with far reaching views

Outside

Rear Garden

Enclosed, walled garden with patio and gravelled area and steps down to rear access alleyway. Brick built storage shed. Far reaching views.

Front Garden

Small garden area with wall and grate, tiled path to front door.









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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46-50 Castle Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307706



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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