



Connells

Woodstock Road
Salisbury



Property Description

Offering to the market with no onward chain, this traditional mid-terraced house in Woodstock Road, Salisbury. The property has a lounge, dining room and kitchen plus cloakroom on the ground floor. The first floor offers master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The front of the property has a driveway and to the rear is an enclosed garden with room for relaxing and entertaining.

Woodstock Road is located in the city centre with easy access to all that the historical city has to offer which includes but is not limited to 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.

Entrance Hall

Lounge

25' 10" into bay x 13' 7" inc stair well (7.87m into bay x 4.14m inc stair well)

Feature fireplace, bay window to front and window to rear. Stairs to first floor landing.

Kitchen

12' 9" x 8' 6" (3.89m x 2.59m)

Comprising wall and base units with work surfaces over, stainless steel drainer sink unit with mixer taps, spaces for cooker, fridge/freezer, washing machine, dishwasher and tumble drier. Side aspect, door leading to the garden, open plan to dining room and lounge

Dining Room

14' 6" max x 7' 8" max (4.42m max x 2.34m max)

Cloakroom

Wall mounted wash hand basin with mixer tap and WC.

Landing

Doors to bedrooms and bathroom, airing cupboard, down lighter spots and loft access.

Bedroom One

13' 7" x 11' 1" (4.14m x 3.38m)

Front aspect.

En-Suite

Comprising double shower cubicle with rain shower, wall mounted wash hand basin, WC, heated towel rail.

Bedroom Two

14' 7" x 7' 8" (4.45m x 2.34m)

Rear aspect.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

Rear aspect.

Bathroom

Comprising panel enclosed bath with shower over and glass shower screen, concealed cistern WC and inset wash hand basin in vanity unit with storage cupboards, heated towel rail, side aspect.

Rear Garden

Good sized garden with area of gravel leading to steps up to patio area, steps constructed of sleepers with planting areas, feature decorative patio leading to lawned and path to rear of the garden. garden enclosed by fencing and mature hedges.

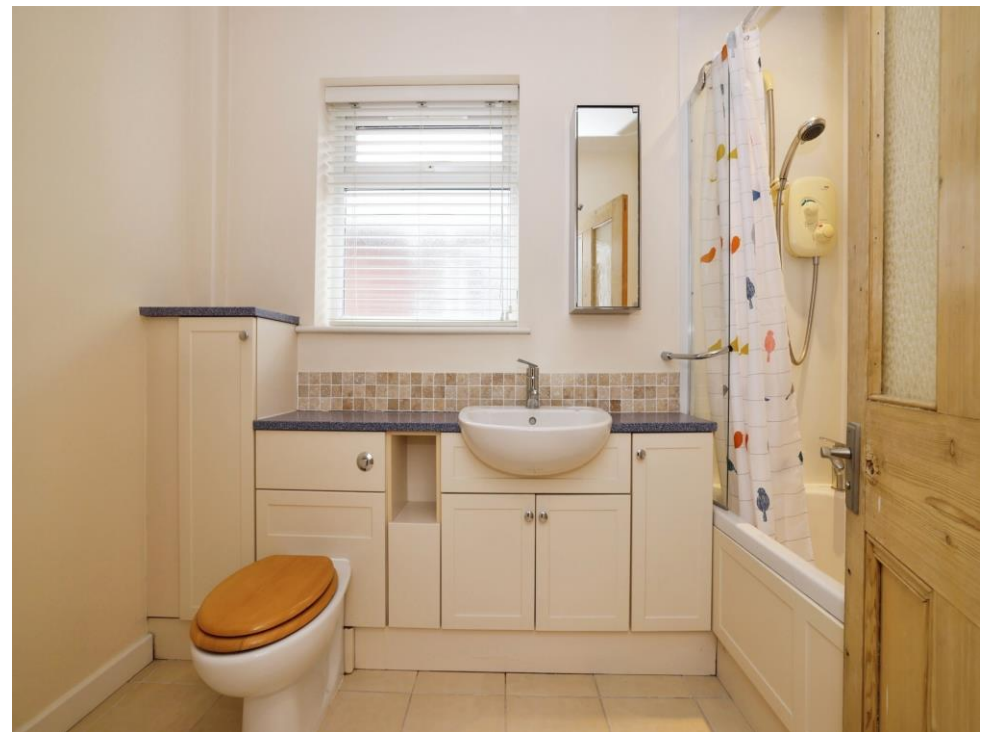
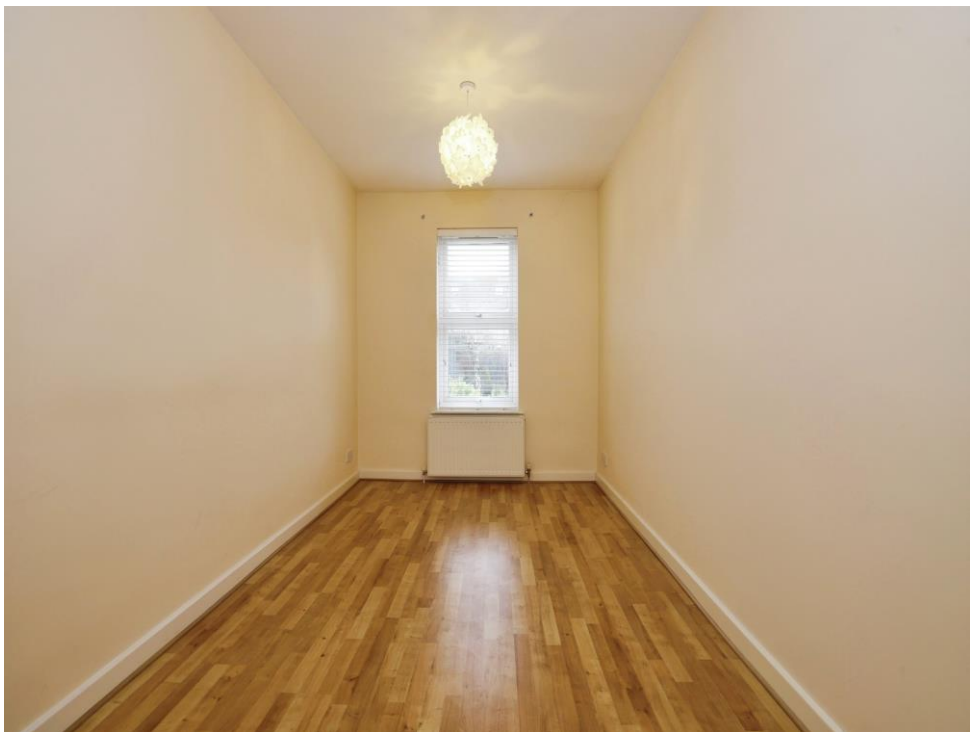
Outbuilding

Timber framed construction with double door to front and rear, with a path leading to the front of the property.

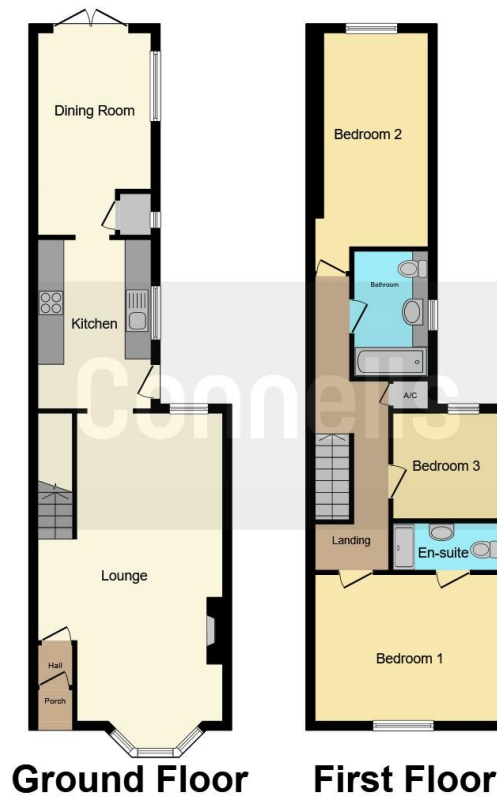
Parking

Driveway to the front of the property.









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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307988



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