



Connells

Highbury Avenue
Salisbury



Property Description

Offering to the market this mid-terraced house in Highbury Avenue, Salisbury. CASH PURCHASERS ONLY. The property, which is in need of modernisation, has a lounge, dining room, kitchen, conservatory and cloakroom on the ground floor. On the first floor are three bedrooms and a bathroom. There is a good-sized garden to the rear and driveway parking to the front. The property has potential to become a lovely family home and is situated in an established residential area just of Devizes Road (A360) just over a mile from the city centre and railway station. There are local facilities and schools nearby and the area is well served by regular bus services to and from the city centre.

Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the 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 Porch

Door to entrance hall

Entrance Hal

Door to dining room, stairs to first floor

Dining Room

11' x 11' (3.35m x 3.35m)

Wall and base units, window front aspect, door to hall, open to kitchen

Lounge

15' 5" x 12' (4.70m x 3.66m)

Window front aspect, door to kitchen

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m)

Comprising wall and base units with wok surfaces above, sink/drainage, spaces for fridge freezer and washing machine, door to pantry, open to lounge & dining room, door to rear hall, under stairs storage cupboard, window rear aspect.

Rear Hall

Door to storage cupboard, door to cloakroom, door to conservatory

Cloakroom

WC, window rear aspect

Conservatory

10' 9" x 9' 3" (3.28m x 2.82m)

Double doors to garden

First Floor

Landing

Doors to bedrooms and bathroom, loft access, window rear aspect

Bedroom One

12' 3" x 11' (3.73m x 3.35m)

Two double cupboards, storage cupboards, window front aspect

Bedroom Two

11' 2" x 10' 9" (3.40m x 3.28m)

Storage cupboard, window front aspect

Bedroom Three

7' 6" x 7' 5" (2.29m x 2.26m)

Storage cupboard, window rear aspect

Bathroom

Comprising panel enclosed bath with shower over and folding glass shower screen, pedestal wash hand basin & WC, window rear aspect

Outside

Rear Garden

Good sized garden enclosed by fencing, with lawned areas, path to rear, patio adjacent to the conservatory, greenhouse, planting beds with bark chippings, door to storeroom.

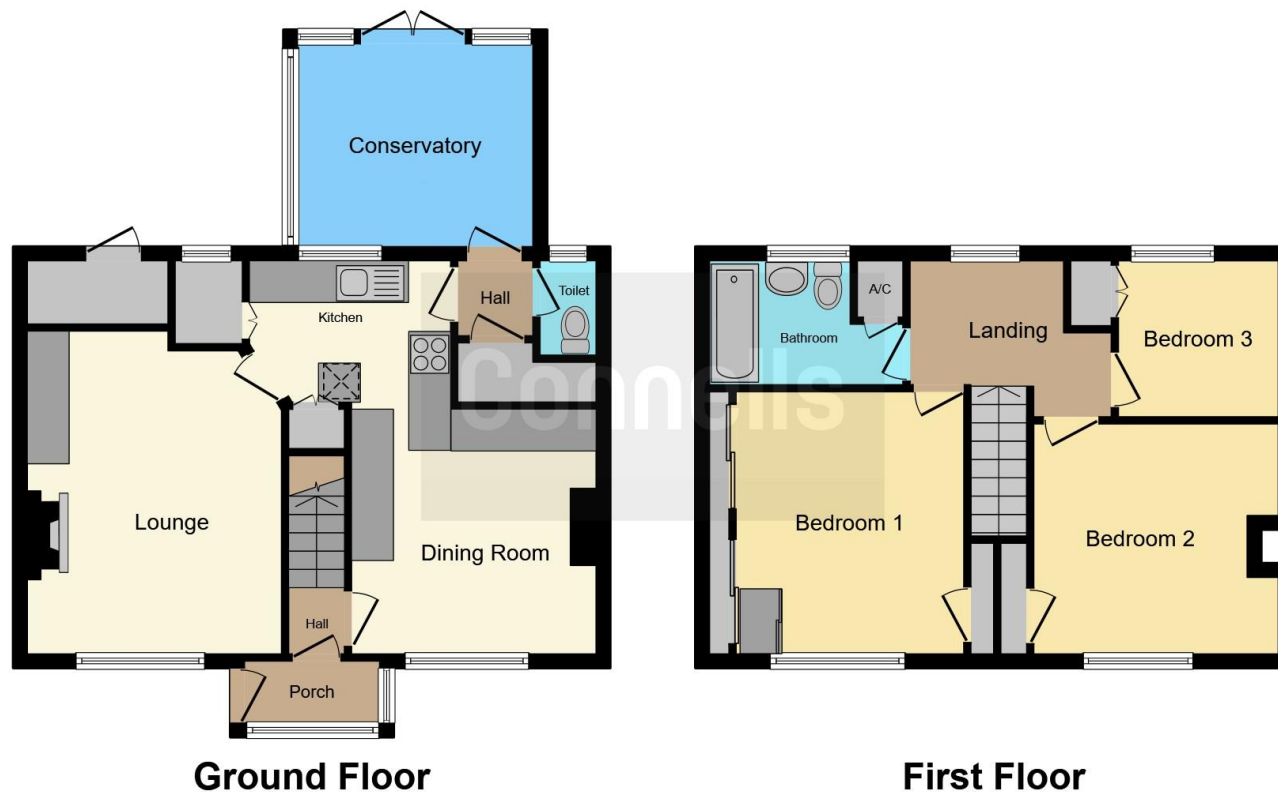
Front Garden & Parking

Boundary walls, lawn to right, central path to front door, driveway to left, gates to driveway and path.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307995



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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