



Connells

Far View Road
Shrewton Salisbury



Property Description

This three bedroom end terraced house of non standard construction is situated in a cul de sac location within this pretty village located to the north of Salisbury. Shrewton offers a local convenience store, school, church and pub and is within a short distance of the A303.

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 £300 inc VAT towards the preparation cost of the pack.

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 living/dining room, kitchen and stairs to first floor landing.

Living/ Dining Room

14' 4" x 11' 4" max (4.37m x 3.45m max)
French doors to rear garden.

Kitchen

14' 3" x 9' 11" (4.34m x 3.02m)
Comprising a single drainer sink unit with mixer taps, a range of wall and base units with work surfaces over, inset hob unit with hood over, built in oven, built in and concealed fridge and freezer, space for dishwasher, space for washing machine, dual aspect.

Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)
Base units with work surface over, side door access, front aspect.

Landing

Built in cupboard, front aspect.

Bedroom One

11' 4" x 9' 10" (3.45m x 3.00m)

Size incorporates wardrobes, additional storage cupboard, rear aspect.

Bedroom Two

9' 7" x 9' 1" max (2.92m x 2.77m max)

Storage space, rear aspect.

Bedroom Three

9' x 7' 9" (2.74m x 2.36m)

Front aspect.

Bathroom

Comprising a panel enclosed bath with shower over, pedestal wash hand basin, with separate WC.

Outside

Rear Garden

This wrap around garden with a raised patio and access from the French doors is ideal for entertaining. The remaining rear garden has been landscaped and is laid to lawn with a timber shed with a pathway leading to the gate giving access to the driveway.

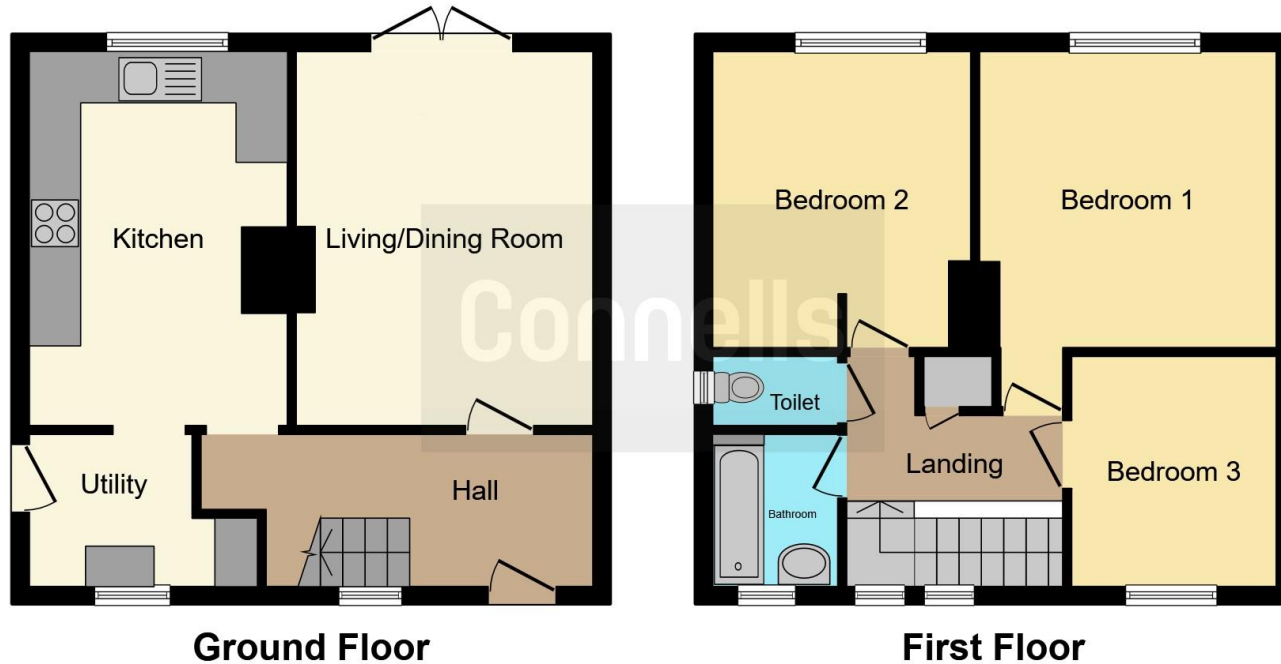
Driveway

For two cars.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 SALISBURY SP4 7AW

EPC Rating: E

view this property online connells.co.uk/Property/ABY307638

Tenure: Freehold



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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