



Connells

Manor Park Cottages Salisbury Road
Shipton Bellinger Tidworth



Property Description

Requiring refurbishment and ripe for extension (STP) this character semi-detached cottage has plenty of outdoor space and currently offers two bedrooms. The property is located in the lovely village of Shipton Bellinger within access 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

Stairs to first floor landing, access to lounge and kitchen with under the stair storage.

Lounge

11' 9" max x 10' 11" (3.58m max x 3.33m)
Fire place, access to dining room, attractive aspect to front.

Dining Room

11' 10" max x 10' 4" (3.61m max x 3.15m)
Fire place with Aga style oven, storage cupboard, access to kitchen and lobby, rear aspect.

Kitchen

10' 6" x 6' 3" (3.20m x 1.91m)
Comprising a single drainer sink unit, range of wall and base units with work surface over, space for cooker unit, space for washing machine, space for fridge/freezer, side aspect.

Lobby

access down to the side and rear garden,

Doors to bathroom and rear garden.

Parking

To the front.

Bathroom

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

Landing

Storage cupboard and side aspect.

Bedroom One

14' 8" x 11' 10" (4.47m x 3.61m)

Size incorporates fire place, access to storage area, attractive aspect to front.

Bedroom Two

18' 7" max x 6' 9" (5.66m max x 2.06m)

Part vaulted ceiling, side aspect.

Outside

Rear Garden

This wrap around garden enclosed by wood panel fencing to the rear and mature shrubs at the border. Mostly laid to lawn with a small paved area and path leading from the rear door. Opening up to side and front garden.

Front Garden

Approaching the property it is laid to lawn with a long pathway from the parking spaces to the front of the property. With a tree border to the side offering a high degree of privacy and









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: E

Tenure: Freehold

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Property Ref: ABY307770 - 0005