



Connells

Windsor Road
Durrington Salisbury

Windsor Road Durrington Salisbury SP4 8HG

for sale guide price
£290,000



Property Description

This extended character semi-detached house is located within this popular area of Durrington. To the rear is an excellent sized garden and inside features a large 24' kitchen/dining room, bay windows and downstairs cloakroom.

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

Access to lounge, kitchen/dining room and cloakroom, stairs to first floor.

Cloakroom

Comprising a wash basin and WC.

Lounge

13' x 10' 5" (3.96m x 3.17m)

Bay window to front, chimney breast with open-style fireplace.

Kitchen/ Dining Room

24' x 9' 7" (7.32m x 2.92m)

Comprising a single drainer sink unit, range of wall and base units with work surfaces over, cooker space and space for appliances, rear aspect with door to garden.

Dining Area

Fitted cupboards.

Landing

Bedroom One

13' 6" x 9' 9" (4.11m x 2.97m)

Bay window to front, fitted bedroom furniture including wardrobes and cupboards.

Bedroom Two

10' 5" x 8' (3.17m x 2.44m)

Rear aspect.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

Rear aspect.

Shower Room

Comprising a shower cubicle with wash hand basin and WC.

Outside

Rear Garden

A lovely large garden split into two areas. The first is a lawned area with extensive and well-stocked borders, with the area beyond being a kitchen garden area with fruit trees and greenhouse. There is also a timber shed and side access.

Driveway









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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Unit 3 23 Salisbury Street AMESBURY
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: ABY308480 - 0002