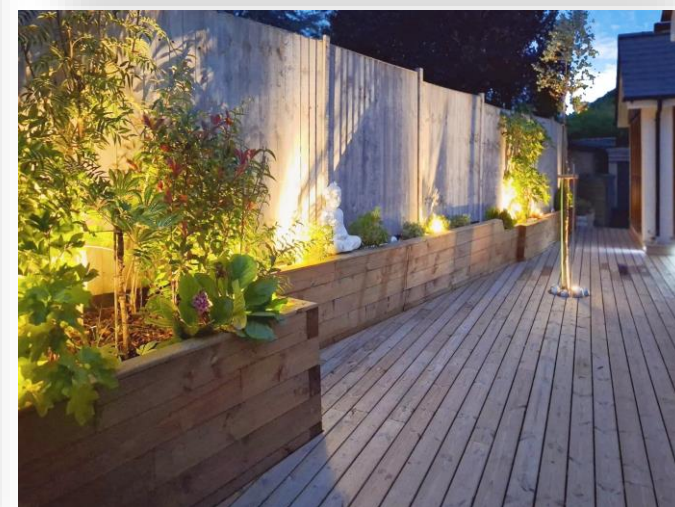




Rosyly Orcheston Salisbury SP3 4RG

welcome to

Rosly Orcheston Salisbury

Three-bedroom, detached, bungalow in the picturesque village of Orcheston. Finished to a high specification. Viewing is a must.



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

Tiled flooring, radiator, dual aspect double glazed windows, under-floor heating, storage cupboard, utility cupboard.

Utility Cupboard

Storage and washing/drying facilities.

Lounge

16' 6" x 11' 5" (5.03m x 3.48m)
Tiled flooring, log burner, under-floor heating, front aspect double glazed bay window.

Kitchen Diner

23' 3" x 13' 7" (7.09m x 4.14m)

Tiled flooring, under-floor heating, Rear aspect double glazed windows, radiator, upper and lower cabinets, door to rear garden, integrated appliances, freestanding fridge/freezer, extractor hood, induction hob.

Bedroom One

15' 7" x 11' 8" (4.75m x 3.56m)
Carpet, rear aspect double glazed window, French doors leading to the garden, walk-in wardrobe, access to en-suite, radiator and storage cupboard.

En-Suite

Shower, w/c, sink, waterproof laminate flooring.

Bedroom Two

13' 7" x 9' 8" (4.14m x 2.95m)
Laminate flooring, front aspect double glazed window, built-in wardrobe, radiator.

Bedroom Three

10' 5" x 9' 7" (3.17m x 2.92m)
Laminate flooring, radiator, front aspect double glazed window.

Family Bathroom

Waterproof laminate flooring, tiled walls separate shower cubicle and jacuzzi bath, w/c, sink with vanity, built-in storage, rear aspect double glazed window.

Outbuilding

Consists of garage, workshop and gym. There are electrics in all areas.

Rear Garden And Side Garden

Decking with gravel area to the side which wraps around the front, all landscaped.

Front Garden And Driveway

Laid to lawn with flower beds and shrubs, driveway for multiple cars and access to the garage.



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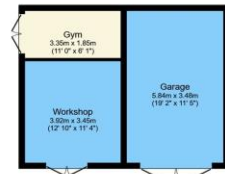
Rosly ., Orcheston Salisbury

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Detached Bungalow
- Master with En-Suite

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

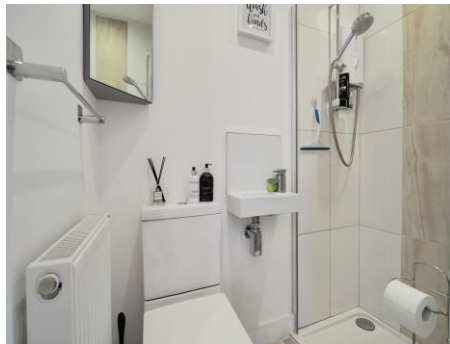
£500,000



Outbuilding

Total floor area 151.5 m² (1,631 sq.ft.) approx.

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.



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/AME105569



Property Ref:
AME105569 - 0012

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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