



**39 Simmance Way, Amesbury Salisbury SP4 7TB**

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**Simmance Way, Amesbury Salisbury**

Beautifully Presented Two Bedroom Mid-Terrace in Amesbury

Book Your Viewing Today



## 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.

## Front

Two parking spaces

## Entrance Hall

Carper, radiator

## Lounge

12' 3" x 16' 2" ( 3.73m x 4.93m )

Carper, two radiators, under stair storage, patio door to garden

## Kitchen

9' 3" x 5' 5" ( 2.82m x 1.65m )

Refitted kitchen, vinyl flooring, front aspect double

glazed window, integrated washing machine, electric hob, built-in oven, extractor hood, space for fridge freezer

## Landing

Carpet, radiator, hatch to attic

## Bedroom One

12' 3" x 9' 4" ( 3.73m x 2.84m )

Carpet, radiator, front aspect double glazed window, airing cupboard with boiler and radiator

## Bedroom Two

12' 3" x 9' 1" ( 3.73m x 2.77m )

Carpet, radiator, rear aspect double glazed window

## Bathroom

Walk in shower with tiled back splash, tiled flooring, w/c, sink with vanity, heated towel rail

## Rear Garden

Patio area, laid to lawn, with rear gate for access



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## Simmance Way, Amesbury Salisbury

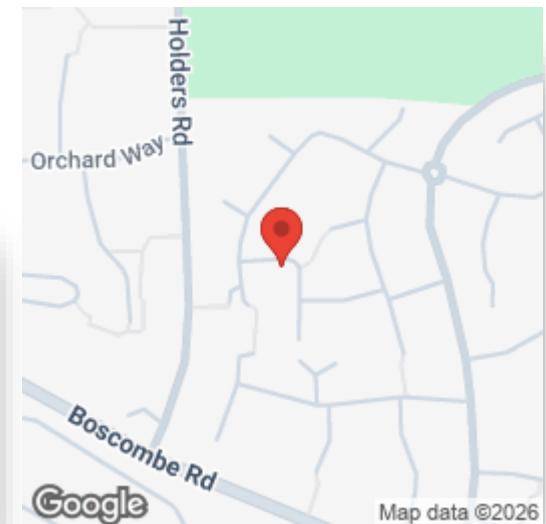
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid Terrace
- Two Parking Spaces

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£200,000**



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Property Ref:  
AME104527 - 0003



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