

Residential and Commercial Agents Residential Letting and Managing Agents

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A WELL LOCATED, THREE BEDROOM VICTORIAN TERRACED HOUSE SITUATED WITHIN THE RING ROAD REQUIRING SUBSTANTIAL REPAIR, UPDATING AND MODERNISATION WITH ENCLOSED REAR GARDEN



67 George Street South, Salisbury, Wiltshire, SP2 7BQ

To be sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000 for the Freehold

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

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The Property:

Located within the Ring Road, this Victorian terraced town house requires substantial repair, updating and modernisation. The accommodation comprises an entrance hall, through living/dining room, kitchen, rear lobby and bathroom on the ground floor and three bedrooms on the first floor. The windows are UPVC double glazed, gas fired central heating has been installed and there is an enclosed garden to the rear with pedestrian access from a shared path which runs behind the adjoining properties.

The Situation:

The property is situated in a quiet cul-de-sac in a well established residential area within level walking distance of the City Centre. There are many, easily accessible local amenities including the Waitrose Super Store, the Playhouse Theatre, the Five Rivers Leisure Centre and the mainline Railway Station. Salisbury offers an extensive range of shopping, educational and leisure facilities.

VIEWING: Strictly by appointment with the Vendor's Agents, John Jeffery of Salisbury,

Tel: (01722) 335337.

FLOOD RISK: We are advised that the Flood Risk is "Medium".

SERVICES: All mains services are connected to the property.

COUNCIL TAX: The Local Authority has advised that the property falls within Band C and the charge for the

year 2024/25 amounts to £2,245.28.

POSSESSION: The property is being sold via Secure Sale online bidding. Terms and Conditions apply.

Starting Bid £95,000. This property will be legally prepared enabling any interested buyer

to secure the property immediately once their bid/offer has been accepted. .

The property is approached through a recessed front door to:

ENTRANCE Single panel radiator; stairs to First Floor, opening to:

HALL:

LIVING/DINING 7.31m x 3.23m (24'0" x 10'07") at best excluding open area under stairs

ROOM: UPVC windows to front and rear elevation; two double panel radiators; built-in, low level

cupboard housing the electricity and gas meters and fuse box, gas fire with back boiler, wall

mounted Satchwell thermostat, door to

KITCHEN: 3.38m x 2.36m (10'08" x 7'08")

UPVC double glazed window to side elevation, single panel radiator; fitted with range of

basic base and wall mounted matching units, stainless steel sink with double drainer, space

for either a gas or electric cooker.

REAR LOBBY: (Ceiling water damaged), Part glazed door to garden, door to built-in shelved cupboard,

door to:

BATHROOM: UPVC obscure glazed window to rear elevation; wall mounted electric heater, panelled

bath, pedestal wash hand basin and low level w.c.

FIRST FLOOR

LANDING: (Ceiling water damaged), access hatch to roof space; doors to all rooms.

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BEDROOM 1(F): 3.99m x 3.45m (13'01" x 11'04")

UPVC double glazed window to front elevation; double panel radiator.

BEDROOM 2(R): 3.74m x 2.46m (12'03" x 8'0")

UPVC double glazed window to rear elevation; single panel radiator, ornamental fireplace.

BEDROOM 3(R): 3.36m x 2.39m (11'0" x 7'09") at best including airing cupboard

UPVC double glazed window to rear elevation overlooking the garden; single panel radiator; door to airing cupboard housing the hot water cylinder with electric immersion.

OUTSIDE

The **rear garden** is fully enclosed and measures approximately 5.68m x 4.20m (18'06" x 13'08") with a further concreted area to the side of the house. There is pedestrian access behind the adjoining properties back to George Street South.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent (John Jeffery of Salisbury) on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

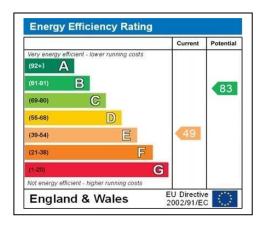
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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Total area: approx. 78.8 sq. metres (848.6 sq. feet) 67 George Street, Salisbury



MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

NOTE:

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings.

Dec 24

VIEW OUR PROPERTIES ON THE INTERNET AT WWW.RIGHTMOVE.CO.UK

John Jeffery of Salisbury 42 Castle Street Salisbury SP1 3TT 01722 335337



