



1 Stratford Road, Salisbury, Wiltshire, SP1 3JL

Jordan & Mason

# 1 Stratford Road, Salisbury, Wiltshire, SP1 3JL

Auction Guide Price £165,000

## Brief Property Description

The property comprises a turn of the last century two-bedroom bay fronted end of terrace house which requires full refurbishment. The accommodation which is very typical of its period includes :- front sitting room with bay window, dining room with staircase to 1st floor, kitchen with lean to infill and return, (scope for extension subject to usual consents), single garage, potential for additional parking (subject to usual consents), two bedrooms, bathroom. The property has a small area of front garden and well-proportioned rear garden.

**Important agents note** - our client has respectfully requested that viewers and their trades and services do not pick at wallpaper, plaster or alter or remove any items within the property.

## The Location and nearby Facilities

The property is located within a sought-after and convenient residential location within the immediate access of the attractive Victoria Park. Salisbury city centre is within easy access and South Wilts girls Grammar School is only a short distance away. This convenient setting has public transport into the city centre and a whole host of local amenities nearby including a general store, Salisbury rugby club, Hudsons field, Old Sarum. The nearby Riverside walk links this area of the city to the five rivers leisure centre and access to the nearby Waitrose store. This footpath continues along the river and will pass through the newly created Riverside area and the city centre (at the point of writing these works to the river are ongoing)



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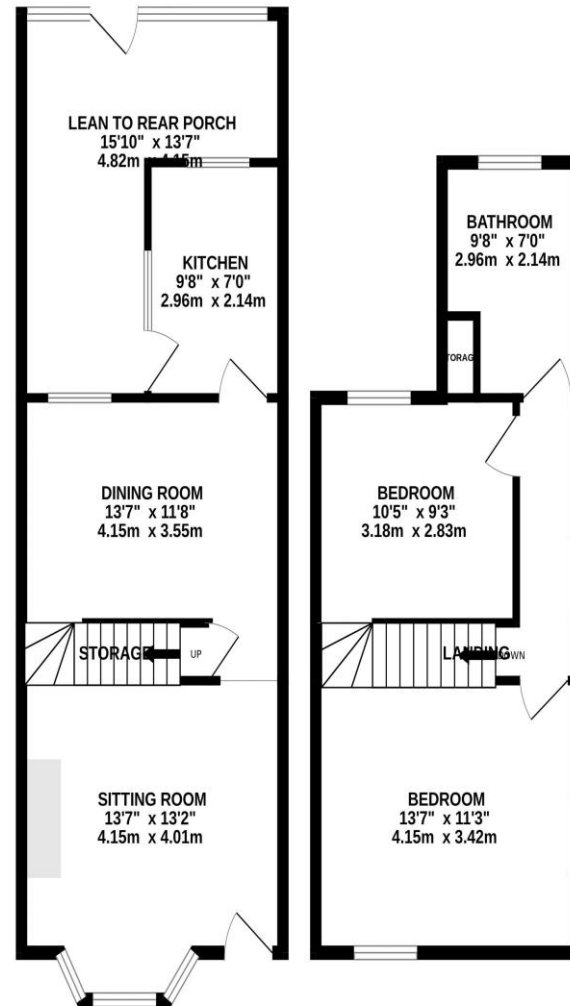
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EPC



GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
379 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 sq.m.) approx.  
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**Directional note:**

Leave Salisbury city centre via Castle Street and continue to Castle Street roundabout. Take the second exit onto the A345 Castle Road and continue in a northerly direction. At the traffic lights before Victoria Park, exit left into Stratford Road. Proceed along this road for about half a mile and the house can be found upon the right-hand side shortly after Park Lane.

**Property reference:** 00003394

**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

**Auction Process:**

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

**\*\*Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

**\*\*Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.

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**Here to help....**

Local agent: James Jordan  
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[james@jordanshomes.co.uk](mailto:james@jordanshomes.co.uk)



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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)