



Connells

Great Croft
Firsdwn Salisbury



Property Description

Offering to the market this well presented, semi-detached bungalow in Great Croft, Firsdow. The property has a lounge, kitchen, utility room, two bedrooms and shower room. There are gardens to the front and rear, a garage/workshop and generously sized driveway.

Firsdow is situated approximately 5 miles north east of Salisbury. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

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.

Porch

Entrance Hall

Doors to lounge, shower room, kitchen, and bedrooms

Lounge

18' 10" x 10' 10" (5.74m x 3.30m)

Window front aspect

Kitchen

11' 7" x 8' 8" (3.53m x 2.64m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, space for cooker with extractor above, space for tall fridge, extractor fan, door to utility room

Utility

22' 8" x 4' 11" (6.91m x 1.50m)

Space and plumbing for washing machine, spaces for tumble drier and fridge freezer, door to garden

Bedroom One

10' 1" x 11' 6" (3.07m x 3.51m)

Built in wardrobes. Window rear aspect

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Built in wardrobes. Window rear aspect

Shower Room

Comprising double shower cubicle, wash hand basin in vanity unit, WC. Window side aspect

Outside

Front Garden

Front boundary brick wall, lawns and path to front door, bed planted with mature shrubs and specimen tree, garden pond.

Rear Garden

Elevated garden with steps to large patio with room for garden furniture, steps up to lawn with decorative arch, lawn, walled boundary and garden shed.

Parking

Driveway parking for four vehicles

Garage

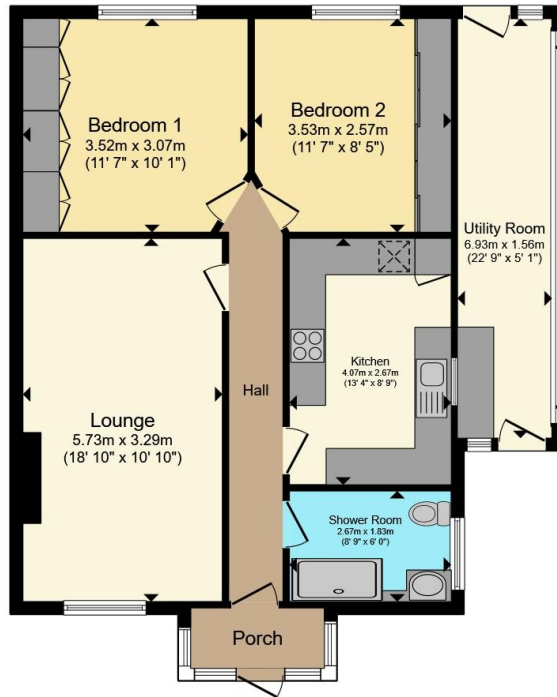
16' 7" x 8' 8" (5.05m x 2.64m)

Garage with up and over door, leading to workshop 14'.4"x 7'.4" with windows to rear and side. Two further connected workshop spaces.

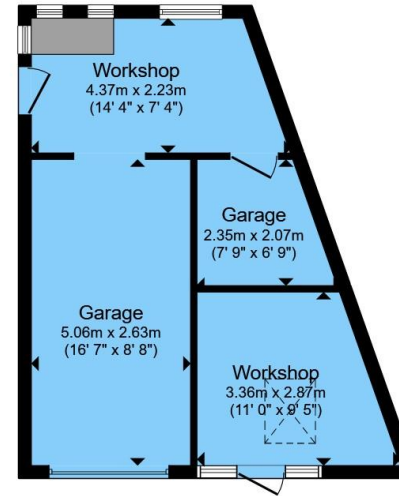








Floor Plan



Outbuilding

Total floor area 117.3 m² (1,262 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308386



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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