



**16 Antrobus Road, Amesbury Salisbury SP4 7NU**

**welcome to**

## **Antrobus Road, Amesbury Salisbury**

A spacious four-bedroom mid-terrace family home situated in Amesbury

Excellent potential for improvement and modernisation.

### **Parking**

There is two garages en-block behind the property

### **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 Porch**

Concrete Flooring

### **Entrance Hall**

Vinyl Flooring, electric radiator, storage cupboard

### **Lounge**

Carpet, electric radiator, front aspect double glazed window, French door to lean-to

### **Dining Room/ Bedroom Four**

Vinyl flooring, rear aspect double glazed window, electric radiator

### **Downstairs Shower Room**

Unfinished wetroom, tiled walls, front aspect double glazed window, w/c, sink

### **Downstairs Cloakroom**

Vinyl flooring, w/c, electric radiator, front aspect double glazed window

### **Landing**

Carpet, storage cupboard, electric radiator, hatch to attic

### **Bedroom One**

Carpet, dual aspect double glazed windows, electric radiator, built-in storage

### **Bedroom Two**

Carpet, rear aspect double glazed window, airing cupboard

### **Bedroom Three**

Carpet, rear aspect double glazed window built-in storage

### **Family Shower Room**

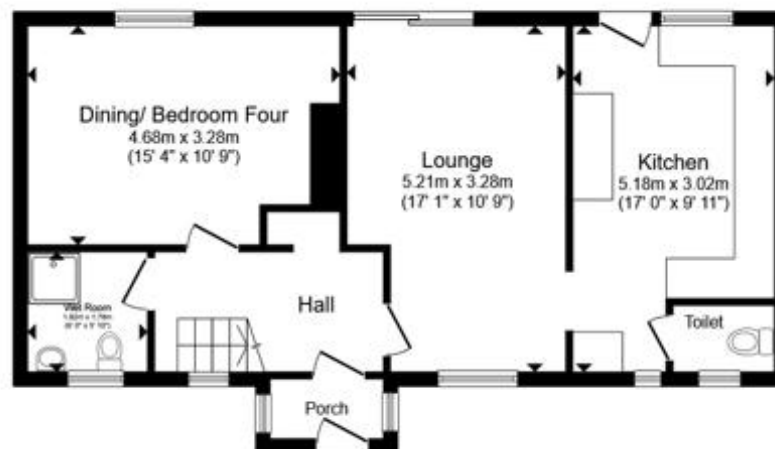
Vinyl flooring, front aspect double glazed window, electric heater, shower, w/c, sink, there is space to add a bath should you wish to

### **Rear Garden**

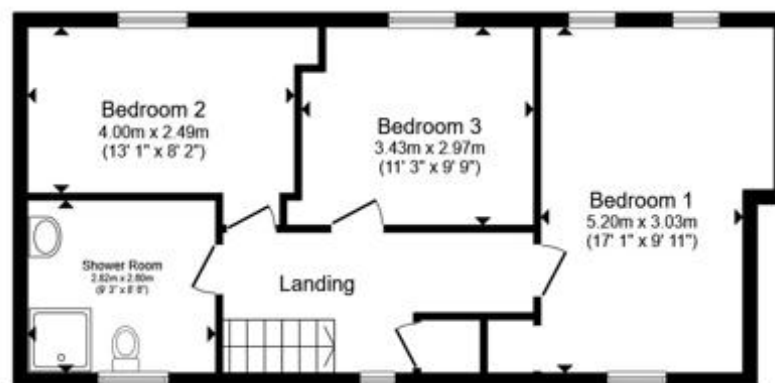




Patio, summer house, brick shed, access to laneway  
access to two rear garages



**Ground Floor**



**First Floor**

Total floor area 114.5 m<sup>2</sup> (1,233 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](http://www.propertybox.io)



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## **Antrobus Road, Amesbury Salisbury**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four-bedroom mid-terrace house
- Family bathroom and separate shower room

Tenure: Freehold EPC Rating: F

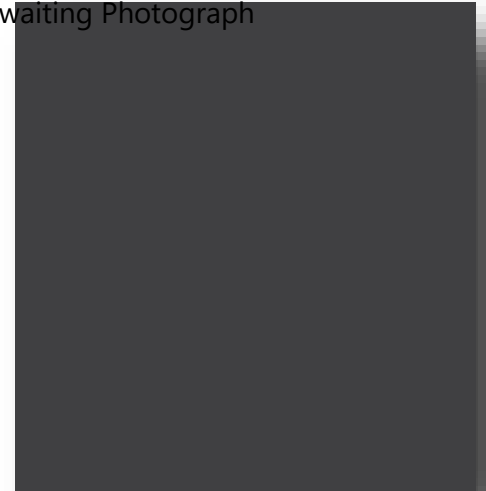
Council Tax Band: B

guide price

**£210,000**



Awaiting Photograph



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
AME105896 - 0005

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