

VENDITUM

RESIDENTIAL SALES

EST. 2004



4 Elm Close

Salisbury, SP5 1EU

£235,000



* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £265,000*

A surprisingly spacious three bedroom end terrace house quietly tucked away within this small cul-de-sac in the popular village of Pitton, offered for sale with vacant possession. 4 Elm Close is an extended modern property which is being sold in generally good condition, however some scope exists for improvement and enhancements. The property is double glazed with electric heating, the kitchen and bathroom fittings are modern, with parts of the property having recently been redecorated. Stand out features include 7.45m living room, 6m kitchen, appealing double glazed sun room and ground floor cloakroom. Outside the house has access to generous levels of residents parking, as well as its own garage a short distance from the property. There is both a front garden and private, low maintenance rear garden. Located within the heart of Pitton the house is within walking distance of amenities such as village shop, school, church and public house as well as open countryside on your doorstep. This is a fantastic opportunity to acquire an affordable village home, an internal viewing is essential to fully appreciate what it has to offer.



Being sold via Secure Sale online bidding. Terms &
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Directions
Proceed to Pitton on Whiteway turning left onto Townsend, after a time turn left into Black Lane where Elm Close can be found on your right.

Hall
Stairs to first floor, large cupboard, electric heater, double glazed window.

Cloakroom
Coloured WC, basin, double glazed window to front.

Lounge 24'5" x 9'4" ext to 11'3" (7.45m x 2.85m ext to 3.45m)
Double glazed window to front and sliding doors to sun room. Electric heater. Open fireplace with tiled surround.

Kitchen 19'8" x 8'0" (6m x 2.45m)
Matching shaker style wall and base units with worksurface over. Inset sink unit with mixer taps. Cooker, space for four further appliances. Double glazed window to rear and door to side

Sun Room 8'4" x 6'6" (2.55m x 2m)
Double glazed door and window to rear. Wall lights.

First Floor Landing

Bedroom One 13'11" x 8'8" (4.25m x 2.65m)
Double glazed window to front. Electric heater. Wardrobe.

Bedroom Two 11'5" x 9'8" (3.5m x 2.95m)
Double glazed window to rear. Electric heater.

Bedroom Three 9'6" x 6'0" (2.9m x 1.85m)
Double glazed window to rear. Electric heater.

Bathroom 10'11" x 5'2" (3.35m x 1.59m)
White suite comprising bath with shower, WC, vanity basin. Tiled splashbacks, heated towel rail, obscure double glazed window. Airing cupboard with pressurised hot water tank.

Outside
To the front of the properties is a parking bay for residents and guests. A pathway leads to the front and side of the house passing a small area of lawn and gravelled garden. The rear garden is well enclosed by wooden fencing and high level wall. Immediately outside the sun room are steps up to a small paved area with a substantial flower bed to either side beyond is a further flower bed which runs the full width of the garden.

Garage- Located a short distance from the property with an up and over door.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent 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 procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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.

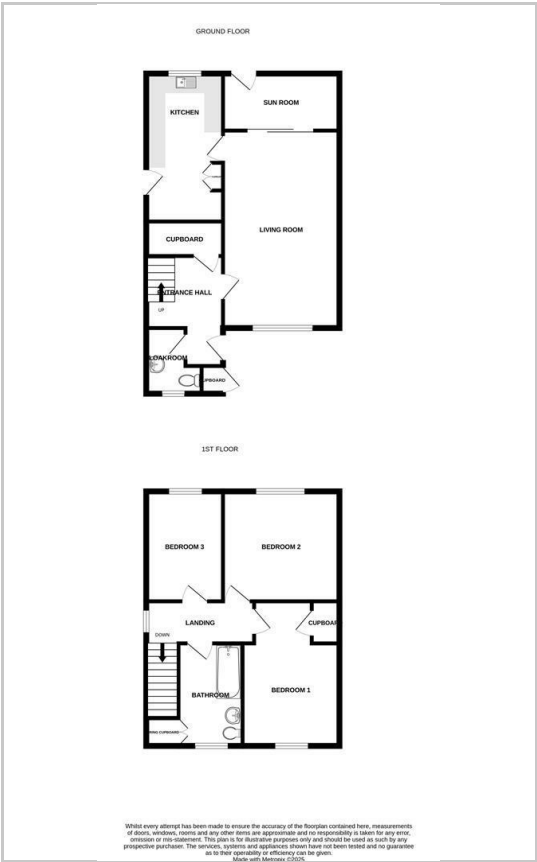
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase 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.

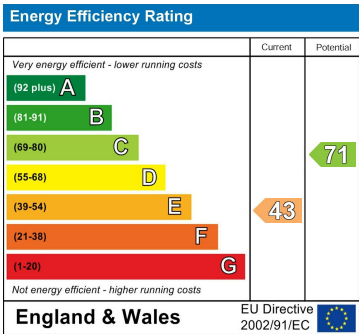
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.