



Parfitt House The Packway, Larkhill Salisbury SP4 8PY



welcome to

Parfitt House The Packway, Larkhill Salisbury

Three-bedroom semi-detached home in Larkhill offering great potential. Featuring a spacious living room, separate reception room, kitchen, and cloakroom, with three well-sized bedrooms and a family bathroom upstairs.



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 Hall

Tiled flooring, understair storage

Lounge

Dual aspect double glazed windows with baywindow seat, laminate flooring, radiators

Downstairs Cloakroom

Side aspect double glazed window, tiled flooring, w/c, sink

Reception Room

Tripple glazed side aspect window, carpet, fireplace with built-in safe

Kitchen

Vinyl flooring, electric hob, extractor hood, built-in oven, side aspect double glazed window, side door

Bedroom One

laminare flooring, radiator, built-in wardrobe, rear aspect double glazed window

Bedroom Two

Laminare flooring, front aspect double glazed window, built-in draws

Bedroom Three

Carpet, front aspect double glazed dorma window

Family Bathroom

Vinyl floor, w/c, sink, shower cubicle

Rear Garden

Laid to lawn with flowerbed landscaping, seating area leading to barn/garage/workshop, side access both side and rear gate

Parking

There is parking to the rear of the property for multiple vehicles



Total floor area 169.7 m² (1,827 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.co.uk



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Semi-Detached Family Home
- Parking to the Rear

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£270,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AME105971 - 0007

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fox & sons



01980 624155



Amesbury@fox-and-sons.co.uk



49 Salisbury Street, AMESBURY, Wiltshire, SP4
7AW



fox-and-sons.co.uk