



**Connells**

Primrose Road  
Salisbury

Primrose Road  
Salisbury SP2 9JR

for sale guide price  
**£150,000**



### Property Description

**CASH BUYERS ONLY.** This three bedroom mid-terrace house on Primrose Road, Salisbury is offered to the market with no onward chain. With an open plan living style and generous gardens the property offers potential to improve and create a wonderful home.

The property is situated approximately 2 miles from the city centre and has local amenities including a post office and convenience store. The area is served by regular bus services to the city centre. Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the 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.

## Entrance Hall

Doors to kitchen and lounge, stairs to first floor landing.

## Kitchen

18' 3" max x 11' 6" max ( 5.56m max x 3.51m max )

Comprising wall and base units with worktop over, sink unit, space for cooker unit, space for washing machine and fridge under counter, storage cupboard, door to rear garden and rear aspect.

## Lounge

18' 3" x 10' 8" max ( 5.56m x 3.25m max )

Feature fireplace, stone surround and hearth, dual aspect to front and rear, rear door to conservatory.

## Conservatory

18' 3" x 11' 9" ( 5.56m x 3.58m )

Door to rear garden.

## First Floor Landing

Access to all bedrooms, bathroom and W.C

## Bedroom One

10' 8" x 9' 9" ( 3.25m x 2.97m )

Front aspect.

## Bedroom Two

12' 5" max x 10' 4" max ( 3.78m max x 3.15m max )

Front aspect.

## Bedroom Three

8' 4" x 7' 8" ( 2.54m x 2.34m )

## Wetroom

Comprising wall mounted shower and pedestal wash hand basin.

## W.C

Comprising a WC.

## Outside

## Rear Garden

This well-proportioned garden offers a patio, laid to lawn area, mature shrubs lining the boundary and brick storage building.

## Parking

On street parking.

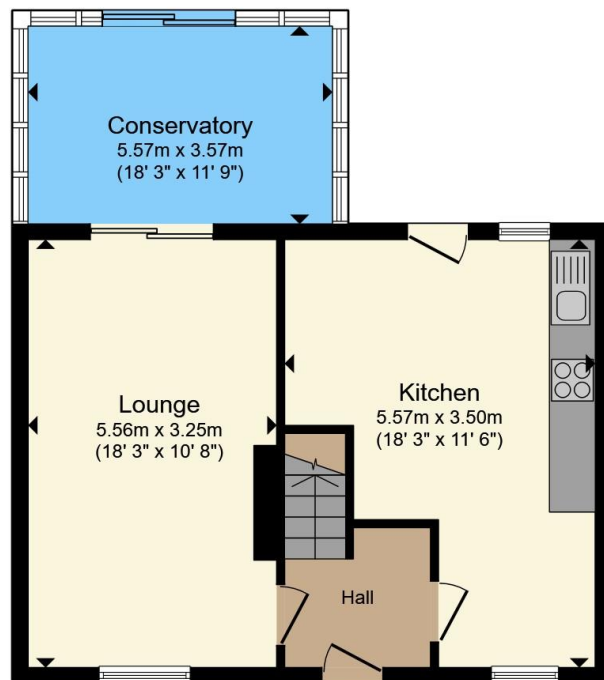
## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

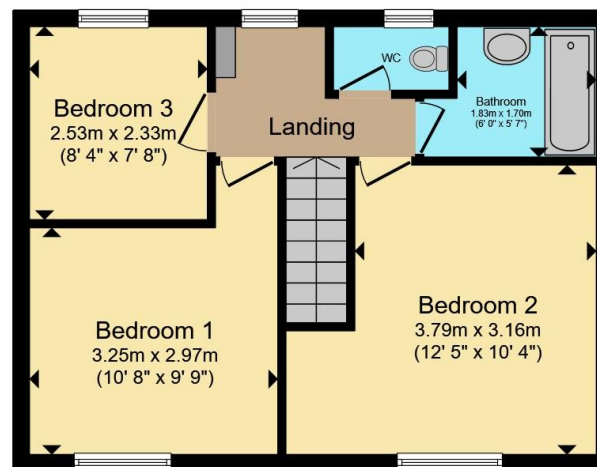








**Ground Floor**



**First Floor**

Total floor area 94.1 m<sup>2</sup> (1,013 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)

**Connells**

To view this property please contact Connells on

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**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: E Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL308471](http://connells.co.uk/Property/SAL308471)**



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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