



GEORGE STREET, WILTSHIRE, SP2

£190,000 FREEHOLD

Winkworth



29 GEORGE STREET, WILTSHIRE, SP2 7BA

We are pleased to offer to market this two-bedroom semi-detached property set in a popular and central Salisbury location.

The accommodation comprises on the ground floor of; entrance hallway, open plan living/dining room, kitchen and utility room/downstairs loo. On the first floor the house offers two double bedrooms and a family bathroom. Other benefits include an enclosed rear garden with side access and permit parking.

AT A GLANCE:

- Living/Dining Room
- Kitchen
- Utility Room/Downstairs Loo
- Two Double Bedrooms
- Family Bathroom
- Rear Garden

SERVICES:

- Mains water, electricity, gas and drainage
- EPC Band:
- Council Tax Band:

AUCTION NOTES:

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Being sold via Secure Sale online bidding.

Terms & Conditions apply. Starting Bid £190,000

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.



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. 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.

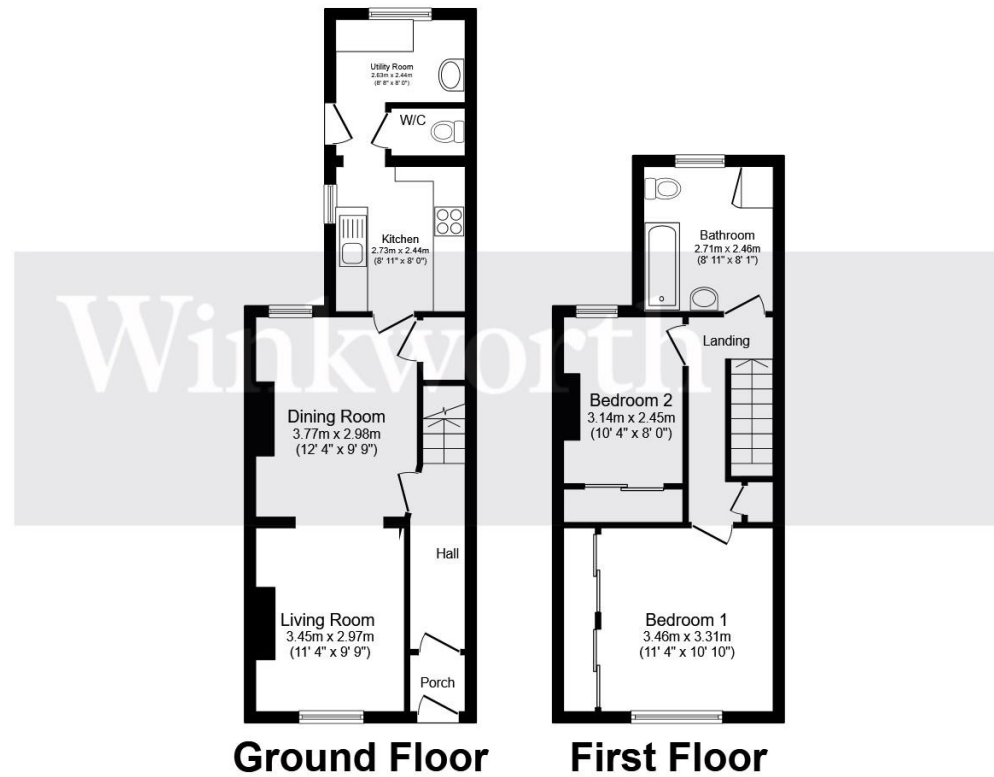
LOCATION

The property is located just on the western edge of the city centre within reach of the main line railway station as well as the city centre. There are local shops by St Paul's roundabout and a local bus service running to the city centre. Here there are a good variety of shops and supermarkets, a wide variety of schools, leisure facilities including a cinema and playhouse and the main line railway station.

DIRECTIONS

Proceed to St Paul's roundabout taking the Devizes Road exit. Turn immediately right into York Road where George Street can be found third on the left.





Total floor area 79.3 m² (853 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.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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