



4 Dalewood Rise, Laverstock, Salisbury, Wiltshire

Jordan & Mason

4 Dalewood Rise, Laverstock, Salisbury, Wiltshire, SP1 1SF

Auction Guide £290,000 Freehold

Brief Property Description

The property comprises a substantial three-bedroom detached family house which is in need of complete updating. This pleasantly located property occupies a slightly elevated position and has a pleasant outlook. The accommodation has tremendous scope for rearrangement, extension and redevelopment subject to achieving any and all of the necessary planning and building regulation approval. The sitting room is generous in its size and has a large picture window giving a front aspect. There is an open fireplace and parquet flooring. A double width aperture extends into a separate dining room with an outlook over the rear garden. The former kitchen has been removed and there are various freestanding modern units in storage within the property which will remain for fitment by an intending purchaser. There is an entrance hallway and under stairs storage cupboard and a storm porch to the front. The first floor has three well proportioned bedrooms and a bathroom (please note bath has been removed) the property has gas central heating via a modern Worcester gas-fired boiler (not tested) and the majority of the accommodation has double glazing. This property offers tremendous opportunity to a purchaser with an appetite for a pleasantly located family home that has this high level of potential. At the side of the house there is a single garage and a rear door to a garden.

The Location and nearby Facilities

The property situated within the heart of this large and well served village position found upon the north-eastern side of the cathedral city of Salisbury. The village itself support a complement of good local amenity to include a general store, takeaway outlets, public house, sports and social club, St Andrews church, primary and secondary schooling, public transport is available from the village green giving direct access to Salisbury city centre. Lavestock is also popular with outdoor enthusiasts including dog walkers who can access Laverstock downs and Panda Hill easily from this property position.



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EPC

TBC



The Buying Process

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor is free to remarket the property and the reservation fee will not be returned. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors. **Guide price - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction. **Reserve price - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.



Directional note:

Leave Salisbury via Milford Street and continue into Milford Hill. At the top of Milford Hill Bear left passing Godolphin the girls school on the right-hand side. Continue to the bottom of this hill and bear right beneath the railway arch into Laverstock. Continue along this village road passing into her passing into the village and continue for approximately 1 mile. Having passed the village green continue for around 400 and the mini roundabout exit right and continue up the hill. At the next junction follow the road around to the left and proceed straight to the top of the hill. The property can be found at the head of this junction and is identified by a For Sale board.

Council Tax Band: E

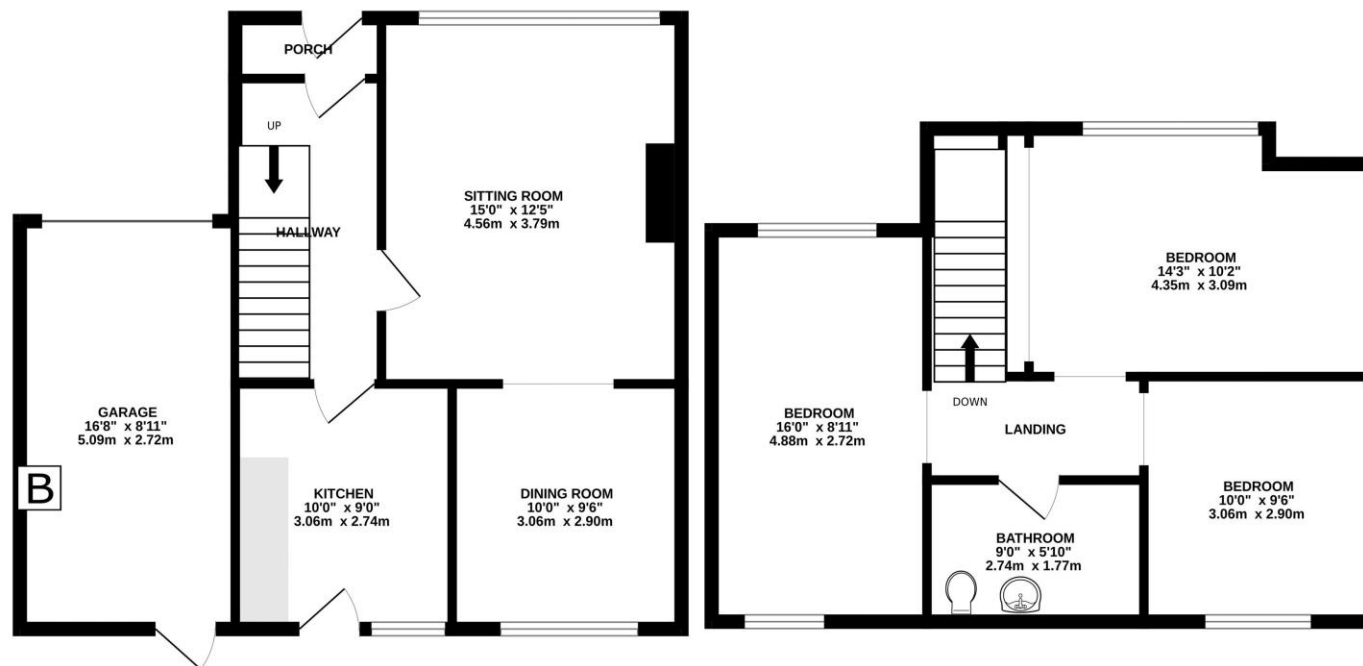
Property reference: 00003085

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)