





Property Description

A well-presented two-bedroom semi-detached home occupying a generous corner-style plot, offering driveway parking, a rear conservatory and a modernised shower room. The property has been well maintained throughout and features a spacious kitchen/dining room, comfortable living accommodation and an enclosed low-maintenance garden with patio, lawn and storage shed.

Located approximately 1 mile from Salisbury City Centre the property has access to the many facilities and amenities it has to offer.

Entrance Hall

Access to living room, kitchen/ dining room, stairs to first floor landing, front aspect.

Living Room

Front aspect.

Kitchen/ Dining Room

Comprising wall and base units with work surface over, drainer sink unit with mixer taps, raised integrated oven and grill, inset gas hob with concealed hood over, space for washing machine, space for fridge/freezer unit, storage cupboards, door to rear conservatory, rear aspect.

Conservatory

French doors to rear garden.

First Floor Landing

Access to bedroom one, bedroom two, shower room and storage cupboard.

Bedroom One

Front aspect.

Bedroom Two

Rear aspect.

Shower Room

Comprising a fitted corner shower unit with integrated shower attachment, vanity unit with inset wash hand basin with mixer taps, WC with concealed cistern.

Outside

Rear Garden

A corner plot style rear garden designed for low-maintenance living, featuring a patio seating area, lawn, decorative shingle beds and planted borders. The garden also benefits from a useful storage shed, gated access to the driveway, wood panel fencing and a good degree of privacy.

Parking

On street parking.

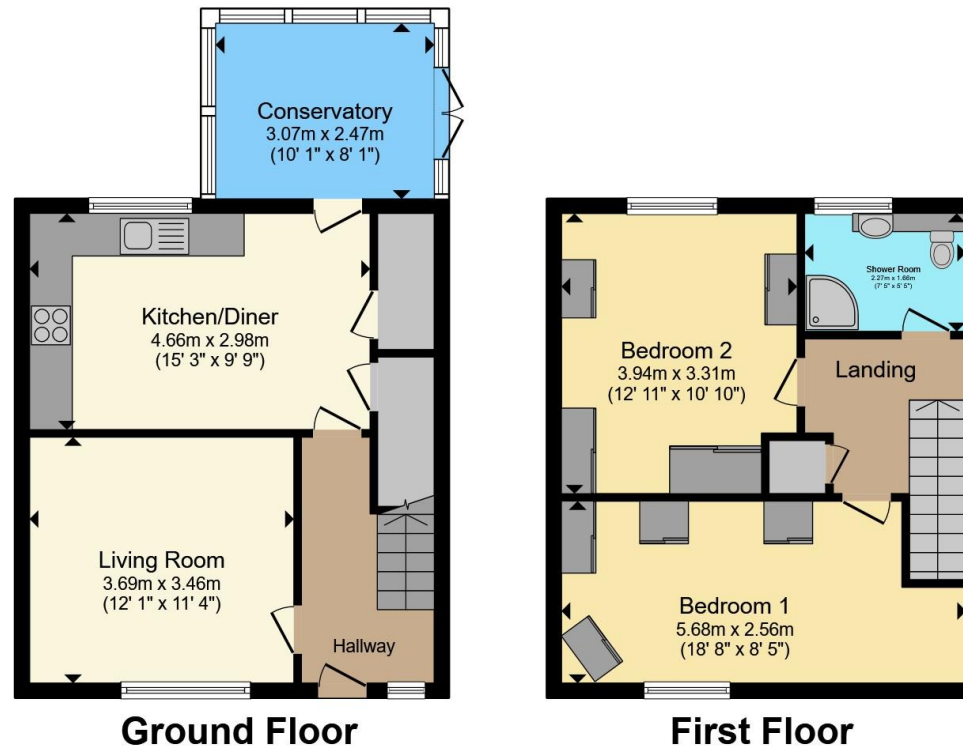
Agents Note:

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.









Total floor area 83.2 m² (896 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



To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308566



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL308566 - 0004