



## 103A Roman Road

Salisbury, SP2 9BZ

£169,950



A light and airy ground floor flat benefitting from its own private entrance, garden and parking space. 103a Roman Road is a ground floor flat in a modern conversion of just two properties. The property is double glazed with gas heating (modern combination boiler), the kitchen and bathroom are both well fitted. Other features include 4.3m x 3.6m separate sitting room and generous and private double bedroom, the general decorative condition of the property is excellent. Outside 103a Roman Road has an allocated off-road parking space as well as access to a shared guest space, the flat also has a lovely private rear garden which is a rare feature with a property of this type. Located on Roman Road, the property is a few metres from a bus stop and is within easy reach of numerous useful amenities and the city centre. An early internal inspection is essential.



## Directions

Proceed to the A360 Devizes Road following the road past Highbury Avenue and Harper Road on your left. Turn left into Roman Road where 103 can be found on your right hand side.

## Double Glazed Door to Entrance Area with laminate

### Kitchen 14'1" x 8'6" extending to 12'5" (4.3m x 2.6m extending to 3.8m )

Matching range of wall and base units with worksurface over. Inset ceramic hob with oven under and extractor hood over. Plumbing and space for washing machine and fridge/freezer. Inset stainless steel sink unit with mixer tap. Wall mounted Worcester gas boiler and radiators. Obscure double glazed window and door to front, laminate flooring.

### Sitting Room 14'1" x 11'9" (4.3m x 3.6m )

Twin double glazed windows to front aspect. Two radiators.

### Bedroom One 10'10" ext to 12'9" x 10'11" (3.31m ext to 3.9m x 3.35m )

Double glazed window to side aspect. Radiator. Large understair storage cupboard.

## Bathroom

White suite comprising low level WC, vanity basin and walk-in shower enclosure with thermostatic shower. Tiled splashbacks, heated towel rail, obscure double glazed window, extractor fan.

## Outside

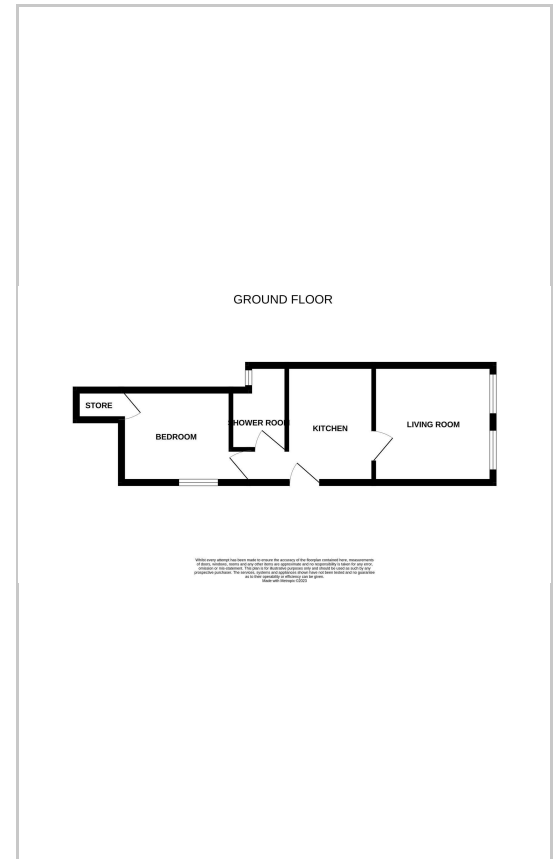
To the front of the building is a brick paved parking area with three spaces, one allocated for each flat and a guest space. Pedestrian path to front door and rear garden.

The private rear garden is well enclosed by wooden fencing and is paved for low maintenance. Lovely range of mature planting.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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