



## 16 Avon Terrace

Salisbury, SP2 7BT

£219,950



A compact two bedroom house quietly situated in this no through road within easy walking distance of the city centre and railway station. 16 Avon Terrace is a neat and tidy two bedroom house with double glazing and gas heating (modern combination boiler), however, the house could benefit from some cosmetic enhancements providing the opportunity to personalise. The house has a generous and flat rear garden with good levels of on-street residents parking in the road. Avon Terrace is a small no-through road a short walk from Waitrose and the Five Rivers Leisure Complex, the position also provides easy access to Salisbury city centre itself. Offered for sale with no forward chain, an early viewing is advised.



## Directions

Proceed to Devizes Road turning right into Clifton Road. At the end of Clifton Road proceed straight over Coldharbour Lane into Avon Terrace.

## Double Glazed Front Door

## Sitting Room 12'11" x 10'9" (3.95m x 3.3m )

Stairs to first floor with open area under. Radiator, wall lights and TV point.

## Dining Room 10'2" x 10'9" (3.1m x 3.3m )

Radiator. Arch to:

## Kitchen 9'2" x 10'5" (2.8m x 3.2m )

Shaker style wall and base units with worksurface over. Inset gas hob, with double oven under. Plumbing and space for washing machine, tumble dryer and fridge/freezer. Inset sink unit with mixer tap over. Double glazed door and window to rear garden. Door to:

## WC

High level WC.

## First Floor Landing Area

## Bedroom One 11'1" x 9'10" (3.4m x 3m )

Double glazed window to front aspect. Built in double wardrobe and over stair storage niche. Radiator.

## Bedroom Two 11'1" x 10'4" (3.4m x 3.15m )

Double glazed window to rear. Double cupboard housing Ideal gas combination boiler. Access to loft. Door to:

## Bathroom

Modern white suite comprising WC, pannelled bath and pedestal basin. Tiled splashbacks, radiator, obscure double glazed window and extractor fan.

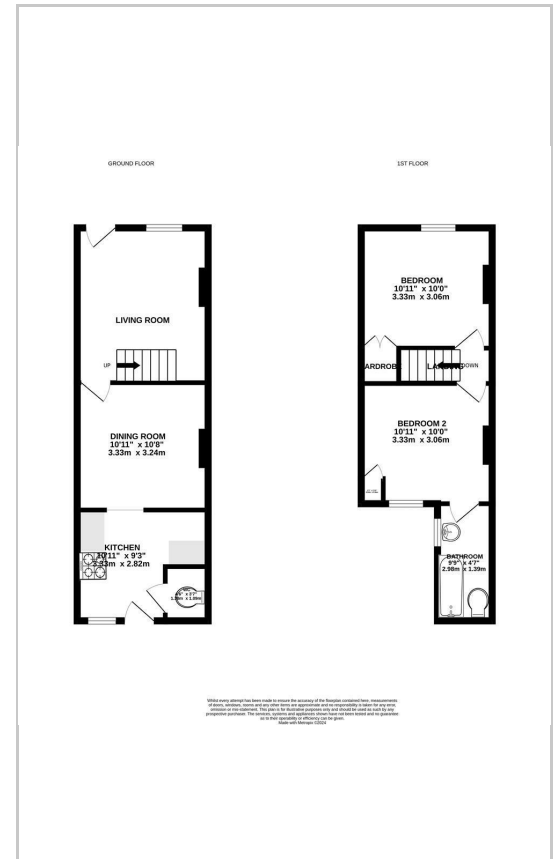
## Outside

The house has a useful front courtyard which is enclosed by mid-height wall, providing space for dustbins or bicycle. The rear garden is surprisingly generous with a Westerly aspect. Enclosed by wooden fencing to either side, pedestrian right of way/path to either side. Generous area of lawn which offers huge potential for landscaping and planting. Garden shed.

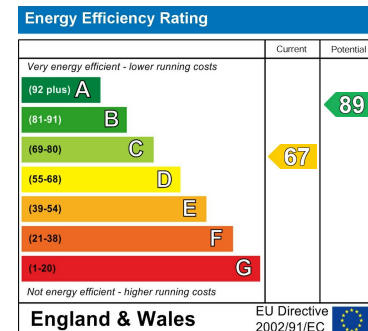
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.