



## 4 Methuen House Methuen Drive

Salisbury, SP1 2QH

£175,000



A beautifully presented compact ground floor flat quietly tucked away in this attractive conversion. 4 Methuen House has been greatly improved by its current owner with a refitted kitchen and bathroom, the double glazed windows and gas heating is also modern. The flat is beautifully presented throughout and has a light and airy feel due to its large windows and sunny aspect. Located in Methuen House the flat enjoys access to very attractive communal gardens with a decorative gravelled area with a private feel directly outside the flat itself. 4 Methuen House has the huge advantage of an allocated parking space directly outside the flat with further permit parking available close by. The quiet location provides a lovely balance of a quiet and leafy environment a short walk from the city centre itself.



## Directions

When leaving Salisbury from Milford Hill turn right onto Fowlers Road. Follow for a short while then take the turning left onto Methuen Drive where Methuen House can be found on the left.

## Hall

Full height cupboard housing Worcester gas boiler. Entryphone system. Laminate flooring. Cupboard with shelving and clothes rail.

## Living Room/Kitchen 12'1" x 12'11" (3.7m x 3.95m )

## Bedroom One 9'2" ext to 10'7" x 7'6" (2.8m ext to 3.25m x 2.3m )

Twin double glazed windows to side aspect. Radiator and ceiling spotlights.

## Bedroom Two 7'8" x 7'6" (2.35m x 2.3m )

Double glazed window to side aspect. Radiator.

## Bathroom (Internal)

Refitted white suite comprising panelled bath, with low level WC and vanity basin. Tiled splashbacks and floor, heated towel rail, extractor fan and ceiling spotlights.

## Outside

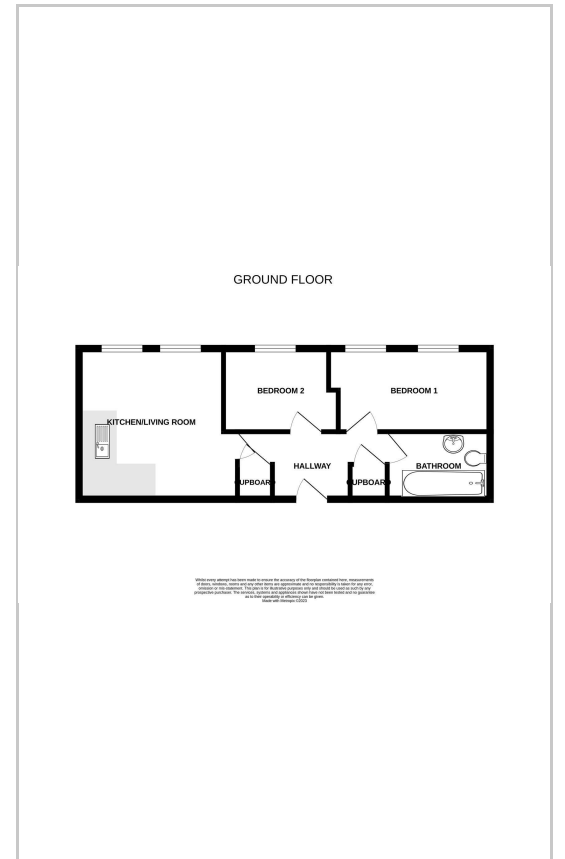
Immediately outside the property is a graveled area which although part of the communal garden tends to have exclusive use by the property. The current owner has placed several pots to make the area more attractive.

To the front of the building is a lovely communal garden which is predominantly laid to lawn with a lovely array of mature planting and trees. Pathway to Fowlers Road, communal drying area to the rear and bins to side. To one side of the building is a parking area where the allocated space for number four can be found.

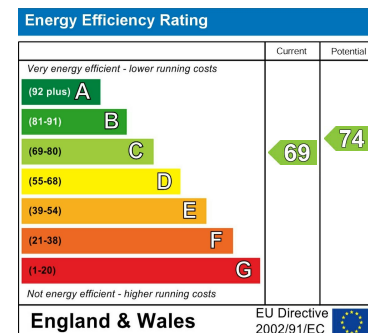
## Area Map



## Floor Plans



## Energy Efficiency Graph



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