



## 34B Windsor Road

Salisbury, SP2 7DX

£129,950



A single storey bungalow style property quietly tucked away in this city centre location. 34B Windsor Road is a compact freehold property which is offered for sale with vacant possession and huge scope for improvement/personalisation. Accommodation comprises a conservatory style reception hall, sitting room, separate kitchen, double bedroom and shower room. The property is double glazed with electric style heating, modern kitchen and bathroom fittings. Tucked in Station Terrace just off Windsor Road, 34b Windsor Road is brilliantly located for the railway station and city centre. The property would make an ideal city base or buy to let investment.



## Directions

From the ring road proceed to St Pauls roundabout, take the first exit towards the train station, immediately after the traffic lights turn right into Windsor Road. After a short time Station Terrace can be found on your right, the property can be found on your left.

## Conservatory Reception Room 45'11" x 29'6" x 22'11" (14'9" x 7')

Double glazed elevations with performance roof, double glazed door to side, double radiator, plumbing for washing machine. Glazed double doors to:

## Sitting Room 36'1" x 26'2" x 13'1" (11' x 8'4")

Wall lights and double radiator.

## Kitchen 22'11" x 6'6" x 19'8" x 13'1" (7'2" x 6'4")

Refitted wall and base units with work surface over. Inset stainless steel sink unit with mixer tap over and tiled splashbacks. Space for gas cooker. Double glazed window to front aspect. Window to conservatory.

## Inner Hallway

Low level storage cupboard.

## Bedroom 36'1" x 9'10" x 22'11" x 9'10" ext to 26'2" x 13'1" (11'3" x 7'3" ext to 8'4")

Double radiator. Window to side aspect.

## Shower Room

Low level WC, wash hand basin and corner shower enclosure with electric shower unit. Tiled splashbacks. Obscure glazed window to side aspect. Double width airing cupboard housing boiler and factory lagged hot water tank. Extractor fan.

## Outside

Small paved area enclosed by high level wall.

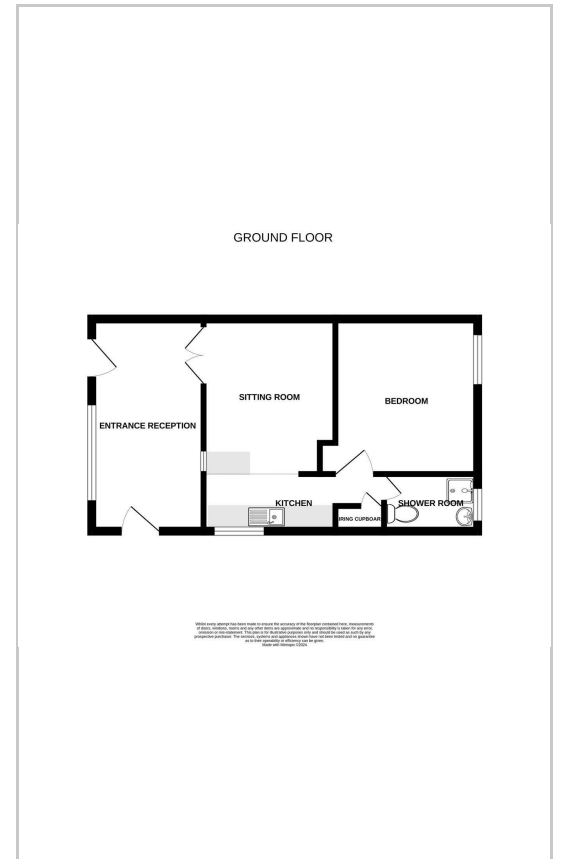
## Agent's Note

The property has pedestrian rights over Station Terrace only, residents parking is available on Windsor Road.

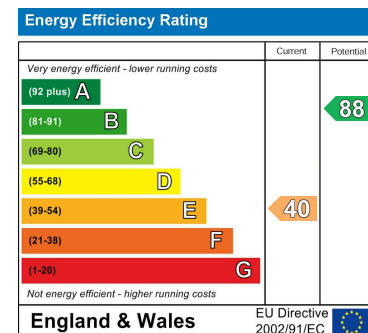
## Area Map



## Floor Plans



## Energy Efficiency Graph



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