



## 17 Christopher Close

Salisbury, SP2 8QT

£265,000



A modern two bedroom house quietly tucked away within the hugely popular development of Harvard Heights. 17 Christopher Close is a neat and tidy property with double glazing and gas heating, however there is great scope to enhance and personalise. Outside the house has a lovely private rear garden and two parking spaces directly in front of the property. Harvard Heights is a particularly popular small development close to Salisbury District Hospital and within easy reach of useful amenities and popular schools, the location also provides great access to the city centre. Offered for sale with vacant possession, an early internal viewing is advised.



Directions

Proceed to the A354 Coombe Road following the road over the roundabout turning left into Andrews Way as you reach the top of the hill. Turn second right into Christopher Close where number 17 can be found on the right.

Front Door to:

Entrance Hall

Radiator and tiled floor. Arch to:

Kitchen 7'8" x 7'10" (2.35m x 2.4m )

Matching wall and base units with worksurface over. Inset sink unit with mixer tap, built in gas hob, electric oven and extractor hood. Space for fridge/freezer and washing machine. Wall mounted Worcester gas boiler, double glazed window to front aspect, tiled splashbacks and floor.

Living Room 16'10" x 11'9" (5.15m x 3.6m )

Double glazed sliding doors to rear garden, stairs to first floor, two radiators, television and telephone points. Laminate flooring.

First Floor Landing

Access to loft.

Bedroom One 11'9" x 9'10" (3.6m x 3m )

Double glazed window to rear aspect, built in double wardrobe and radiator.

Bedroom Two 10'11" x 6'10" (3.35m x 2.1m )

Double glazed window to front aspect, twin built in wardrobes and radiator.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, obscure double glazed window, radiator and extractor fan.

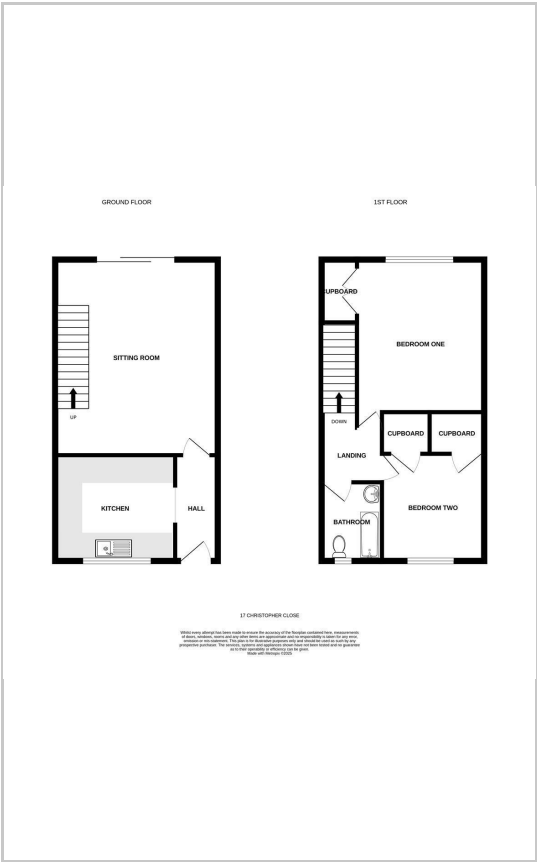
Outside

To the front of the house is a double width private parking space for two cars. Path to front door passing a gravelled area well enclosed by mature hedgerow. To the rear is a well enclosed private garden which has been predominantly paved for low maintenance. Two flower beds with a range of mature planting.

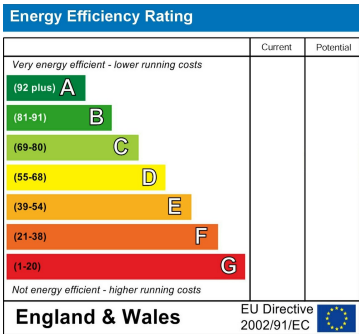
Area Map



Floor Plans



Energy Efficiency Graph



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