

VENDITUM

RESIDENTIAL SALES

EST. 2004



21 Gas Lane

Salisbury, SP2 7AN

£240,000



A greatly improved and beautifully presented two double bedroom house with the huge advantage of an allocated parking space located a short distance from Salisbury city centre and railway station. 21 Gas Lane is an extremely impressive property, finished to a particularly high standard throughout. The house is double glazed with gas central heating, the refitted kitchen and bathroom are finished to a particularly high standard with quality fittings. Outside 21 Gas Lane has a paved area of front garden with raised planter, the rear garden is private with a sunny aspect. The allocated parking space is a short distance to the rear with generous levels of on street residents parking also available. This property can only be appreciated by a visit and is offered for sale with no chain.



Directions

Proceed to the A360 Devizes Road turning right into Gas Lane. Number 21 can be found on the left hand side.

Double Glazed Front Door

Entrance Lobby

Tiled floor.

Living Room 16'10" x 11'7" (5.15m x 3.55m)

Double glazed window to front with an open area under. Two radiators.

Kitchen 11'9" x 8'0" (3.6m x 2.45m)

Refitted contemporary handle-less units with granite worksurface over. Inset Neff induction hob with oven under, space for washing machine and integral fridge. Inset 1 ¼ bowl sink unit with mixer tap. Space for table, radiator, double glazed door and window to rear garden. Ceiling spotlights.

First Floor Landing

Loft access.

Bedroom One 12'11" x 8'6" (3.95m x 2.6m)

Double glazed window to front aspect, radiator. Built in wardrobe cupboard housing Worcester Bosch gas boiler.

Bedroom Two 11'11" x 6'6" (3.65m x 2m)

Double glazed window to rear aspect. Radiator.

Bathroom

Impressively refitted white suite comprising concealed cistern WC, vanity basin and double width shower enclosure with thermostatic controls. Tiled walls and floor, radiator, obscure double glazed window and ceiling spotlights.

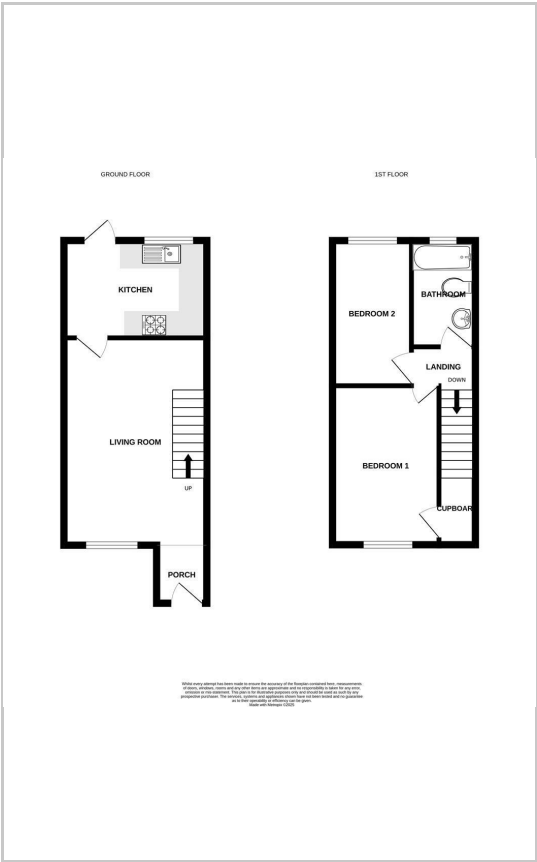
Outside

To the front of the house is a paved area of garden with a well stocked brick planter. The rear garden is well enclosed by wall and wooden fencing, enjoying a sunny aspect . Immediately outside the kitchen is a paved patio area with step leading up to small area of lawn with path to rear access gate to footpath, bin store and planter. The allocated parking space is located a few metres from the house.

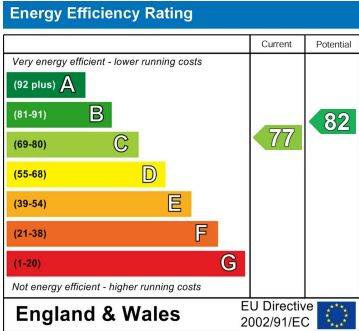
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.