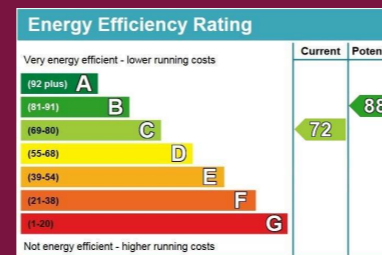
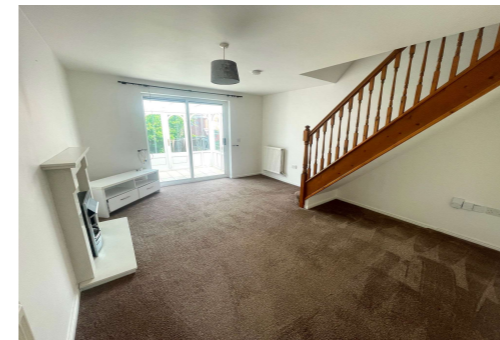


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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12 Ancient Way,  
Salisbury, Wiltshire SP2 8TE

£267,500 Freehold

We are pleased to offer this spacious two bedroom link semi-detached house set in a sought after location, giving easy access to Salisbury City Centre. On the ground floor the house consists of; entrance hallway, kitchen, lounge / dining room measuring 15'6" max x 11'10" max and sun room. On the first floor the house offers; two double bedrooms master measuring 12'2" max x 11'9" max and two bathrooms. Other benefits include; gardens to the front and rear, two allocated parking space. Call us now to request a viewing. EPC Rating C . Council Tax Band C

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing



## Overview

- TWO DOUBLE BEDROOM HOUSE
- TWO BATHROOMS
- LOUNGE MEASURING 15'6" MAX X 11'10" MAX
- FRONT AND REAR GARDENS
- ALLOCATED PARKING AREA
- GREAT LOCATION FOR CITY CENTRE
- SOLD WITH NO FORWARD CHAIN
- VIEWING ESSENTIAL



### Entrance Hallway

Kitchen 9'0" max x 8'0" max (2.45m x 2.75m)

Lounge / Dining Room 15'6" max x 11'10" max (4.72m x 3.61m)

Sun Room 9'5" max x 7'0" max (2.87m x 2.13m)

Bedroom One 12'2" max x 11'9" max (3.71m x 3.59m)

### En-Suite Shower room

Bedroom Two 14'4" max x 8'8" max (4.38m x 2.64m)

### Family Bathroom

### Front and Rear Gardens

### Allocated Parking

Council Tax Band - C

Agents Note- Draft Copy of particulars

### Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.