



4 Ashley Road,  
Salisbury, Wiltshire SP2 7BZ

Guide Price £205,000 Freehold

Northwood incorporating Bassets are pleased to offer for sale this Victorian terrace house that requires a programme of modernisation. Set in a central Salisbury location, the ground floor accommodation comprises of; entrance hallway, lounge, separate dining room, kitchen with access leading to the rear garden. On the first floor the house offers two good sized double bedrooms and a good-sized bathroom. Other benefits include some double glazing, gas central heating and gardens to the front and rear. Due to the condition of this property and the work required, it's more likely to be suitable as a cash purchase. Call us now to request a viewing or for more information! **Council Tax Band C. EPC Rating D.**

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 the property.



## Overview

- TWO BEDROOM MID-TERRACE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE FROM CITY CENTRE
- IN NEED OF RENOVATION
- GAS CENTRAL HEATING
- NO FORWARD CHAIN

LIVING ROOM (11'1" max X 10'1" max)

DINING ROOM (11'11 max X 11'1" max)

KITCHEN (12'1" max X 7'1" max)

BATHROOM (12'1" max X 7'1" max)

BEDROOM 1 (11'1" max X 13'11" max)

BEDROOM 2 (11'10" max X 8'1" max)

Tenure - Freehold

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.