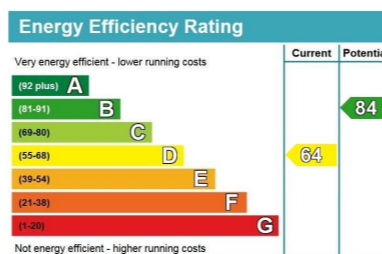


12 Wordsworth Road,
Salisbury, Wiltshire SP1 3BH

£365,000 Freehold

Northwood are delighted to bring to market this very well presented three bedroom, semi detached property located within walking distance of the City Centre. The ground floor of the accommodation offers; modern fitted kitchen/Diner with patio doors to the garden, living room with fire. The stairs in the hall lead to you the first floor comprising of two double bedrooms and one single. White bathroom with shower over bath. Second floor has had a converted attic space, making it ideal for storage, off road parking for one car, garage and good sized tiered garden. Double glazed throughout and Gas Central Heating. Sold with no forward chain. Council Tax Band D. 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

- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING
- GARAGE SPACE
- CONVERTED ATTIC
- NO FORWARD CHAIN
- LARGE GARDEN
- MODERN KITCHEN/DINER
- POPULAR LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT



ENTRANCE HALLWAY

LIVING ROOM (14'4 max X 12'3 max)

KITCHEN/DINER (18'4 max X 13'3 max)

BEDROOM ONE (12'3 max X 10'11 max)

BEDROOM TWO (12'6 max X 10'11 max)

BEDROOM THREE (8'3 max X 7'3 max)

BATHROOM

ATTIC SPACE (18'3 max x 17'1 max)

Council Tax Band - D

EPC Rating - D

Tenure - Freehold

Sales Disclaimer (OVM)

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.