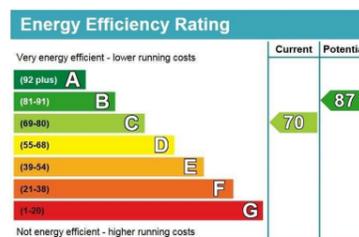




46 Ashley Road,  
Salisbury, Wiltshire SP2 7BZ

£285,000 Leasehold

We are pleased to offer for sale this Victorian three bedroom middle terrace house set in a sought after location in Salisbury. The accommodation comprises of; entrance hallway, lounge, dining room, kitchen and downstairs bathroom. On the first floor the house offers three double bedrooms. Other benefits include; gas central heating and upvc double glazing. Sold with no forward chain, call us now to request a viewing.



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

\*SALISBURY OFFICE

Cheviot House, 69-73 Castle Street,  
Salisbury, Wiltshire, England, SP1 3SP



## Overview

- THREE BEDROOM TERRACE HOUSE
- VICTORIAN FAMILY HOME
- CONVENIENT LOCATION
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOLD WITH NO FORWARD CHAIN
- VIEWING ESSENTIAL



### Entrance Hallway

Lounge 12'0" (3.65m) x 9'10" (3.00m)

Dining Room 11'5" (3.47m) x 9'10" (3.00m)

Kitchen 14'2" (4.32m) x 7'6" (2.28m)

### Landing

Bedroom One 12'5" (3.78m) x 10'0" (3.04m)

Bedroom Two 11'8" (3.56m) x 7'8" (2.34m)

Bedroom Three 8'1" (2.46m) x 7'6" (2.28m)

### Tenure - Leasehold

Council Tax Band - C

EPC Rating - C

### Agent Notes - Draft Copy of Particulars.

This property has spray foam insulation in the loft which we hold a copy of the installation certificate.

### 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.