



Connells

Maplecroft
Salisbury



Property Description

Connells are pleased to bring to the market this well presented two bedroom house in East Harnham Salisbury. The property offers an entrance hall way, lounge, kitchen on the ground floor and bathroom in addition to the two bedrooms on the first floor. Outside the property has a gravelled area at the front and a gravelled back garden with a shed for storage at the rear.

The property is located in East Harnham in the south of Salisbury, just a short drive from the city centre. Salisbury offers a range of shopping, cultural and entertainment facilities, there are direct rail services to London Waterloo, Bristol and Southampton.

Lounge

14' 9" x 9' 3" (4.50m x 2.82m)

The Lounge has a double glazed back door that's wooden with glass panels, leading to rear garden, double glazed window to rear of the property, a radiator under the window, downstairs cupboard

Kitchen

8' 5" x 6' 5" (2.57m x 1.96m)

The kitchen has fitted overhead cupboards, double glazed window to the front of the property, a cooker fitted with hob. wider cupboards fitted, space for a washer or dryer, a sink with draining board, lino flooring and an 18 months old walled boiler.

Bedroom 1

9' 5" x 8' 4" (2.87m x 2.54m)

The first bedroom has a double glazed window to the rear of the property with a radiator underneath, overhead fitted cupboards and carpeted floor.

Bedroom 2

8' 4" x 8' 4" (2.54m x 2.54m)

The second bedroom has a double glazed window to the front of the property, a radiator and fitted carpets

Bathroom

The bathroom has a double glazed window to the front of the property, a bath, an overhead shower, a sink and a toilet.

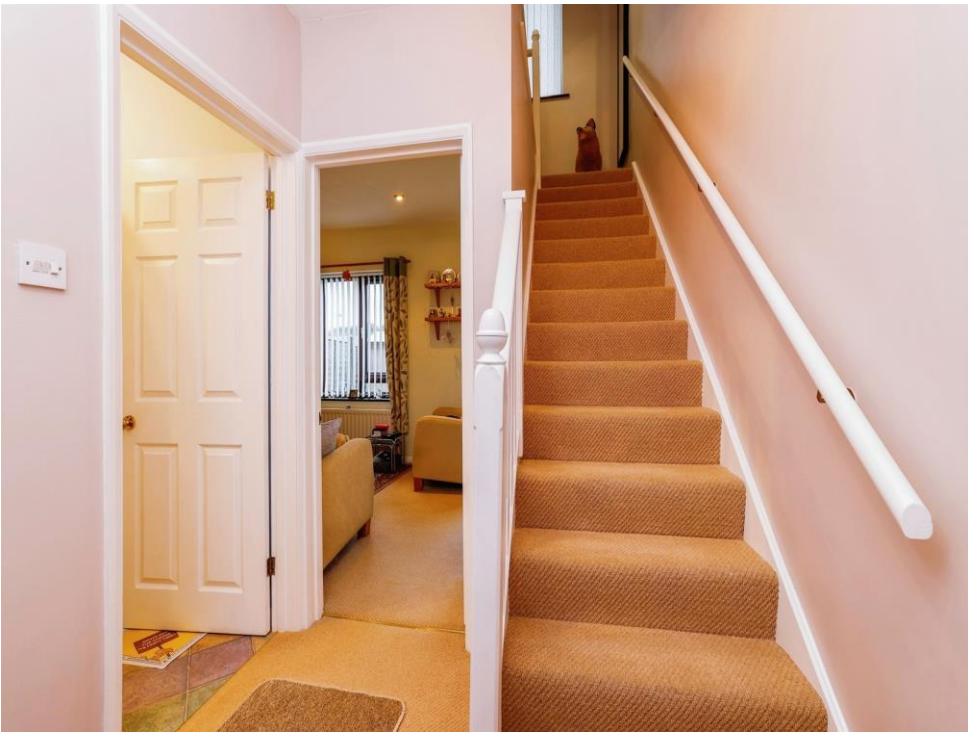
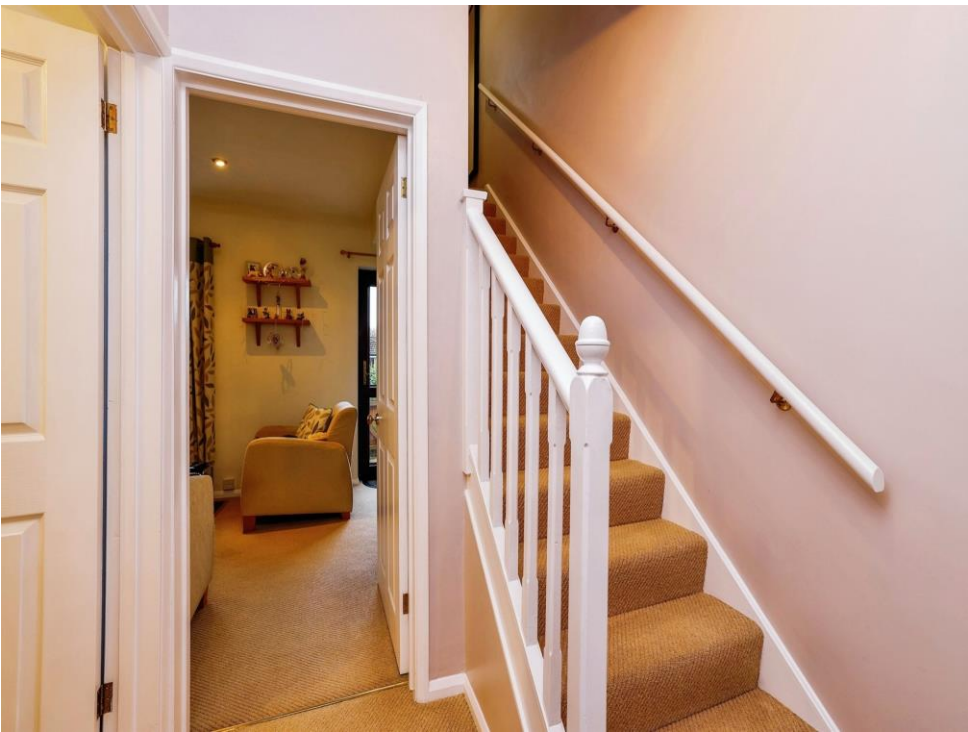
Outside

Private patio garden

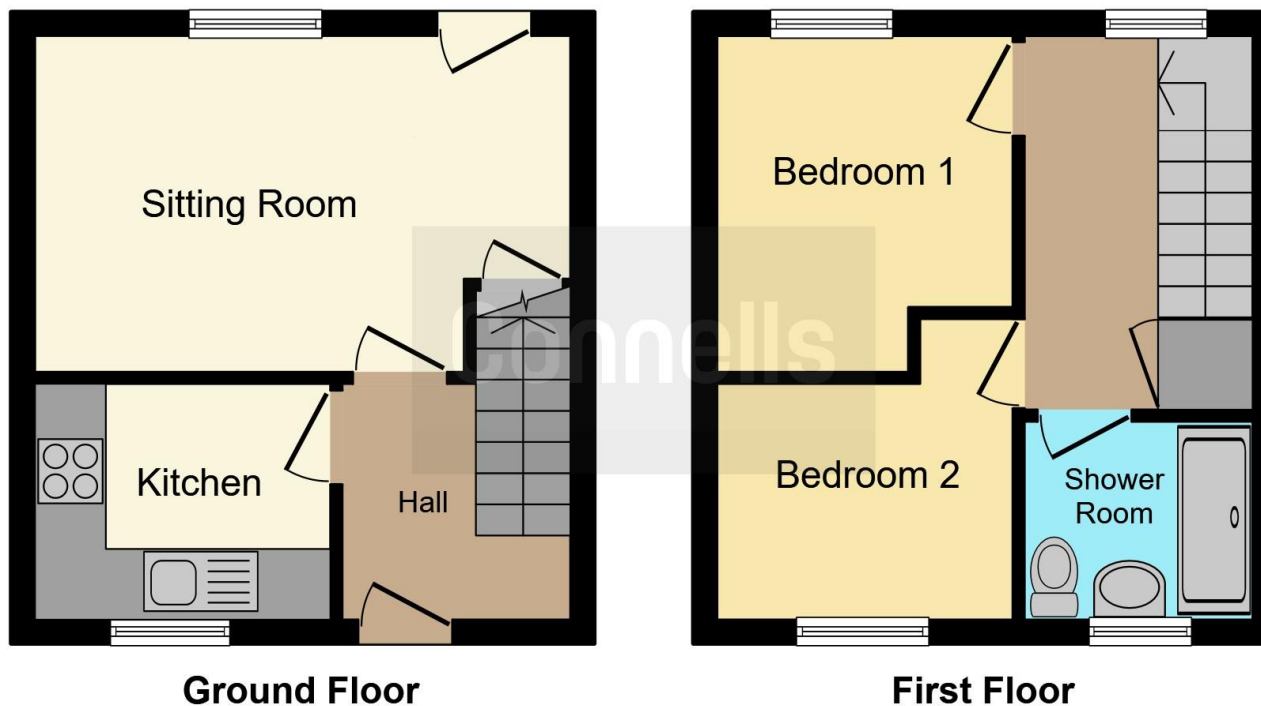
Parking

Allocated space for one.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307481

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL307481 - 0005