



**Connells**

Barrington Road  
Salisbury





### Property Description

Offering to the market this semi-detached property in Barrington Road, Salisbury. The property has a lounge/diner with patio doors to the garden, and a kitchen on the ground floor. On the first floor are two bedrooms and the bathroom. There is an enclosed rear garden with decked patio and a lawned front garden. This property may be of interest to first time buyers and investors. Rental potential of circa £1100pcm. Situated in an established residential area just off London Road and being under 2 miles to the city centre via A36.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.



## Entrance Hall

Doors to lounge/diner & kitchen. Stairs to first floor

## Lounge/Diner

19' 5" x 11' 1" max ( 5.92m x 3.38m max )

Dual aspect with window to front and patio doors to rear

## Kitchen

9' 8" x 7' 4" ( 2.95m x 2.24m )

Comprising wall and base units with work surfaces above, oven & hob with extractor unit above, sink/drainер with mixer tap, spaces for washing machine & fridge freezer, storage cupboard, door to side aspect and window to rear aspect

## Landing

Doors to bedrooms and bathroom, loft access.

## Bedroom One

14' 3" x 8' 8" ( 4.34m x 2.64m )

Built in cupboard, window front aspect

## Bedroom Two

10' 7" x 10' 4" ( 3.23m x 3.15m )

Window rear aspect

## Bathroom

Comprising panel enclosed bath with shower above and glass shower screen, pedestal wash hand basin, WC, heated towel radiator. Window rear aspect.

## Outside

### Rear Garden

Rear garden enclosed by fencing with decked patio adjacent to the patio doors providing an ideal place for al-fresco dining and entertaining, steps down to lawn. Further decking area for sitting. Gravel borders and planters. Side gate access.

### Brick Store/Shed

Useful storage room/shed.

### Front Garden

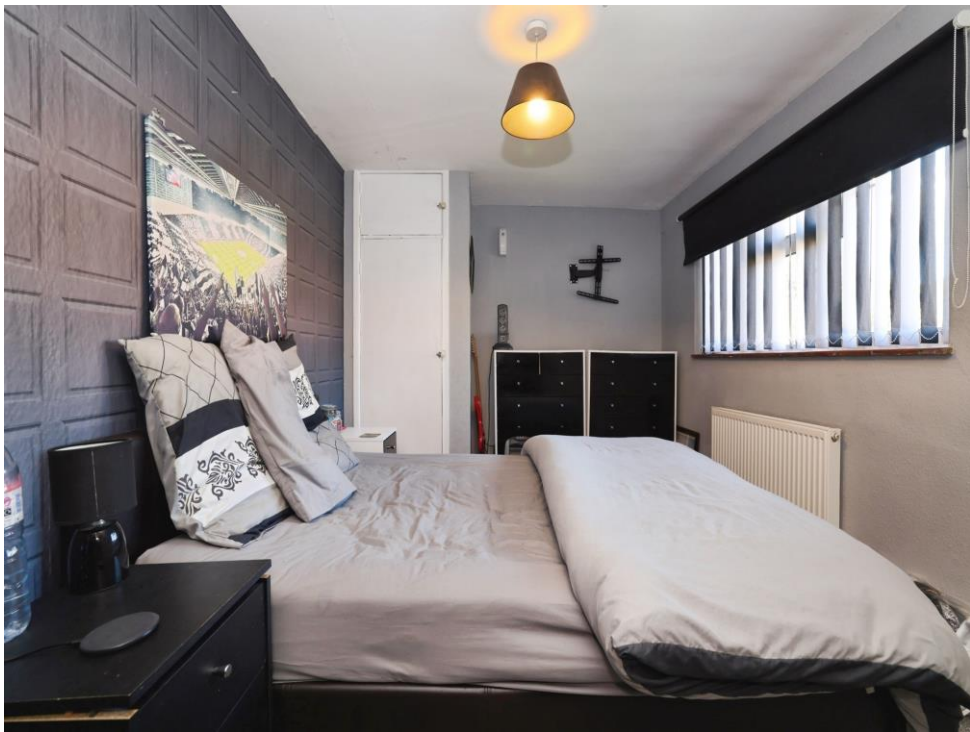
Lawn with path to front door and side gate.

### Parking

On street parking.



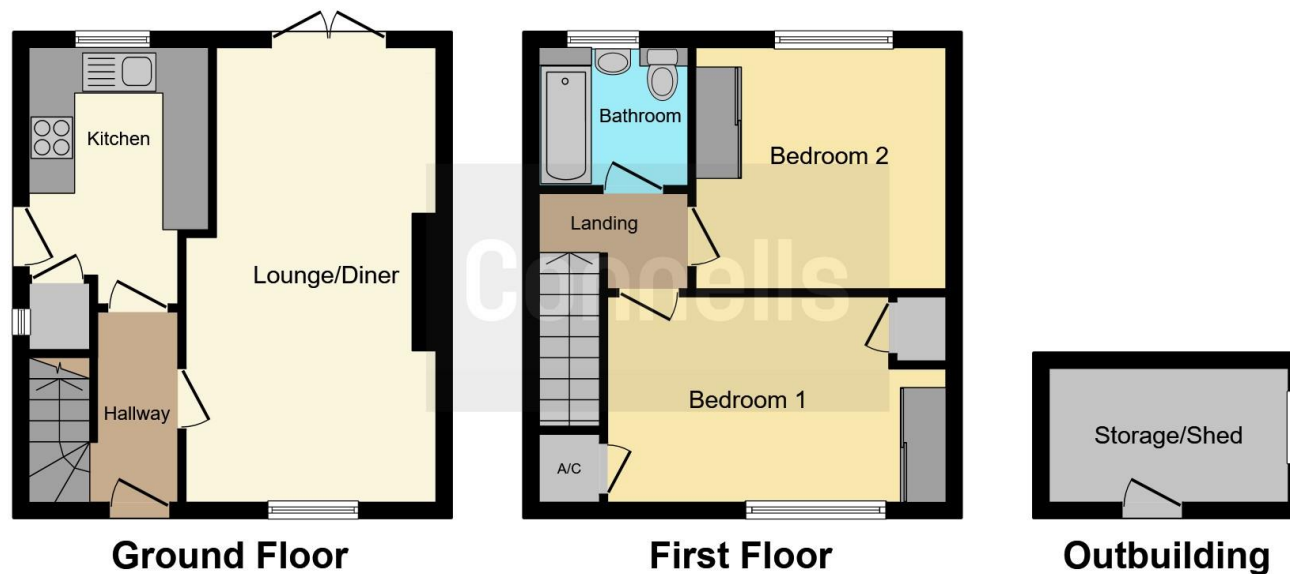












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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46-50 Castle Street  
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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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