

VENDITUM

RESIDENTIAL SALES

EST. 2004



2 Shady Bower Close

Salisbury, SP1 2RQ

£179,950



A light and airy raised ground floor flat occupying an enviable position within this popular development. 2 Shady Bower Close is a well proportioned two double bedroom property offered for sale in good order throughout, the flat benefits from double glazing and gas heating but further scope exists to enhance and personalise. A particular feature of these properties are the private balconies overlooking the attractive communal gardens, which provide private outside space with a sunny aspect. Shady Bower Close is a lovely mature development with well maintained communal gardens and good levels of residents parking (unallocated), the development is currently undergoing a rolling programme of works designed to enhance, as well as future proof, a number of aspects - the seller has pre-paid for these works and therefore a new owner can reap the benefits with no capital expense. The location is a huge positive, a peaceful residential setting with easy reach of the city centre and a bus route. An internal viewing is essential.



Directions

Proceed to Milford Hill continuing straight over the mini-roundabout onto Shady Bower passing Courtwood Close on your left and Fowlers Hill on your right. Continue for a short time where Shady Bower Close can be found on your left.

Double Glazed Front Door to:

Communal Entrance Hall

Stairs to upper floor, storage/meter cupboard for flat 2. Front door to hallway.

Entrance Hall

Full height storage cupboard, double wardrobe, laminate flooring. Door to:

Inner Hallway

Laminate flooring and radiator.

Sitting Room 15'7" x 15'1" max (4.75m x 4.6m max)

Double glazed window to front and side, door to balcony. Double radiators, laminate flooring.

Kitchen 10'7" x 7'4" (3.25m x 2.25m)

Matching wall and base units with worksurface over. Inset gas hob with extractor hood over, eye level double oven. Plumbing and space for washing machine, fridge/freezer. Wall mounted gas boiler (new in 2024), radiator and double glazed window to front. Inset stainless steel sink unit with mixer tap and tiled splashbacks.

Bedroom One 13'1" x 10'11" ext to 12'5" (4m x 3.35m ext to 3.8m)

Double glazed window to rear aspect. Double radiator.

Bedroom Two 10'4" x 11'3" (3.15m x 3.45m)

Double glazed window to rear aspect. Double radiator.

Bathroom

White bath with electric Triton shower over, WC and basin and tiled splashbacks and floor. Double glazed window to rear, heated towel rail.

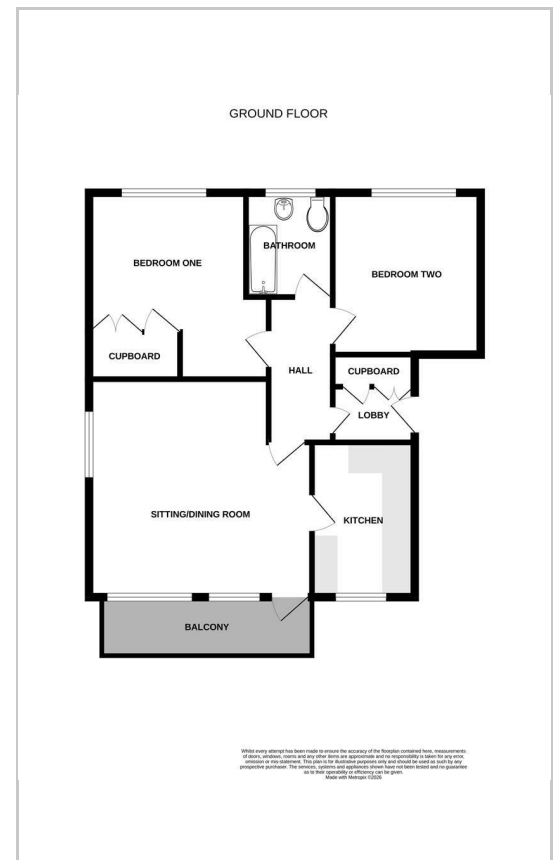
Outside

The flat has a private tiled balcony enclosed by wrought iron balustrading. This private space enjoys a Southerly aspect with ample space for seating and potted plants. To the front of the development are attractive and well tended communal gardens which are laid to lawn with an extensive range of attractive planting. Pathways lead to residents parking and communal refuse bins.

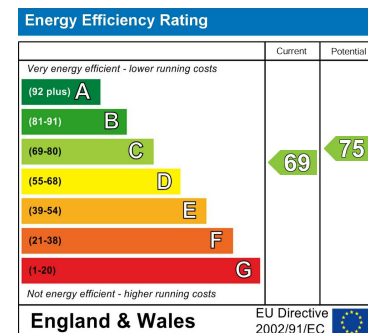
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.