



## 8 St. Clements Mews

Salisbury, SP2 7TT

Guide price £300,000



A lovely end terrace home quietly tucked away within this small modern city centre development. 8 St Clements Mews is a very well presented three bedroom house offered for sale with vacant possession. Built in 2006 the property has been improved by its current owner with an updated kitchen and refitted bathroom, the house is double glazed with gas heating. Outside, 8 St Clements Mews benefits from a low maintenance rear garden with private pedestrian access and allocated parking space. Residents of St Clements Mews enjoy electric security gates, communal bicycle and bin storage. The position of the development cannot be understated, the location is a short walk from the railway station and city centre amenities, yet surprisingly peaceful and private. An early viewing is essential.



## Directions

Proceed to North Street from Fisherton Street where St Clements Mews can be found.

## Front Door to:

### Entrance Hall

Stairs to first floor, radiator and wooden style flooring.

### Sitting Room 13'9" x 10'4" (4.2m x 3.15m )

Double glazed doors and windows overlooking the rear garden. Understair storage cupboard, radiator, television/telephone point and ceiling spotlights.

### Kitchen 8'8" x 7'4" (2.65m x 2.25m )

Attractive shaker style wall and base units with worksurface over. Built in gas hob with extractor hood and electric oven. Integrated dishwasher, space for washing machine and fridge/freezer. Wall mounted gas boiler, double glazed window to front aspect, tiled splashbacks and floor, Belfast sink and ceiling spotlights.

### Cloakroom

White low level WC and basin, tiled splashbacks and floor, radiator, extractor fan and ceiling spotlights.

### First Floor Landing

Stairs to second floor.

### Bedroom Two 13'7" reducing to 11'5" x 8'2" (4.15m reducing to 3.5m x 2.5m )

Twin double glazed windows to rear aspect, built in double wardrobe, radiator and telephone point.

### Bedroom Three 11'6" x 8'0" reducing to 7'0" (3.52m x 2.45m reducing to 2.15m )

Double glazed window to front aspect, radiator and full height airing cupboard.

### Bathroom

Refitted white suite comprising concealed cistern WC, vanity basin and walk-in shower enclosure with tiled splashbacks and thermostatic controls. Heated towel rail, extractor fan and ceiling spotlights.

## Second Floor

### Bedroom One 15'3" x 6'6" (4.65m x 2m )

Double glazed window to front aspect, built in double wardrobe cupboard and radiator.

## Outside

St Clements Mews is accessed via electric security gates with a keypad, the parking area is an attractive brick paved courtyard with allocated space, communal bicycle and bin storage. Range of planted flower beds. To the front of the house is a small paved area enclosed by wrought iron railings with outside tap and light. Pedestrian gate to private path. The rear garden is an attractive paved area well enclosed by high level fence and trellis. Outside light, small storage shed and path to front.

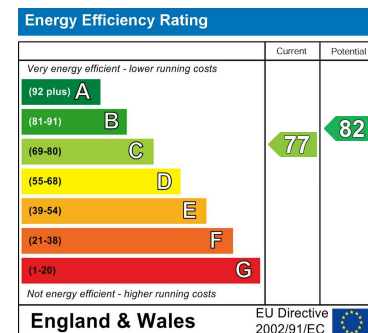
## Area Map



## Floor Plans



## Energy Efficiency Graph



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