

# THE HOME AGENCY

*'Passion for property'*



16 Linkway, Salisbury, Wiltshire, SP1 3EP

Asking Price £274,950

- Two Bedroom
- Kitchen
- Lounge
- Viewing Recommended
- Semi Detached
- Mature Garden
- Porch
- Gas Central Heating
- Modern Bathroom
- Off Road Parking

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<https://thehomeagency.net>



# 16 Linkway, Salisbury SP1 3EP

The Home Agency is delighted to offer for sale this well presented two-bedroom semi-detached property set in the ever-popular Salisbury location. The property offers a generous living room, and a kitchen opening on to a mature garden. The Property also benefits form a new bathroom suite. An early viewing is highly recommended to avoid disappointment.

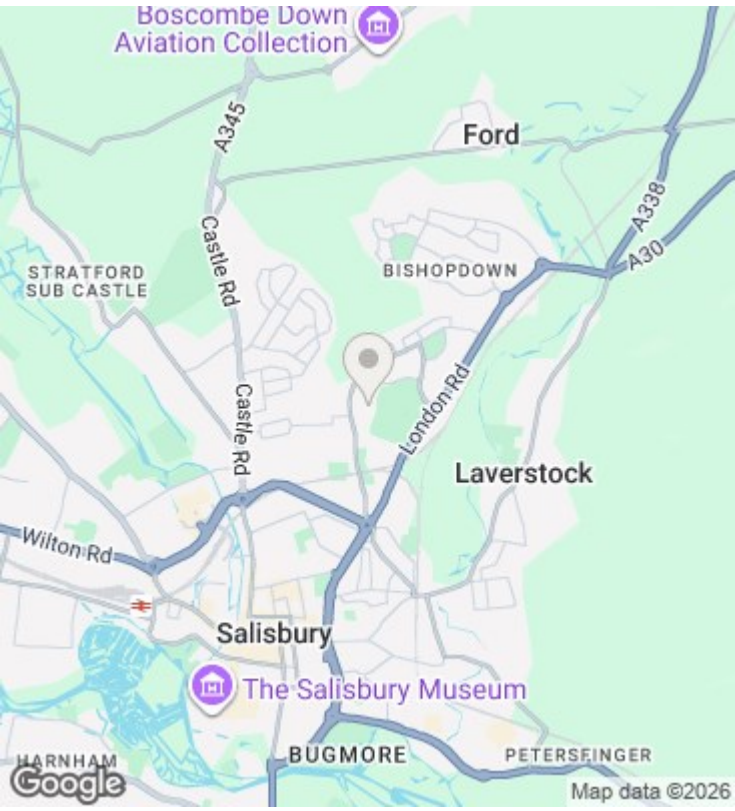
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

## Viewings

Viewings by arrangement only. Call 02380 632632 to make an appointment.



#### Entrance Porch

A composite, brown, double glazed front door gives access to the entrance porch. The porch comprises the fuse board, a coat hanging space, and a doorway giving access to the living room.

#### Living Room

16'3 x 12'4

The living room has a coved and textured ceiling, as well as a staircase giving access to the first floor, and a double glazed window to front aspect. It also comprises a wall mounted radiator and a range of power points.

#### Kitchen Diner

10'4 x 12'4

A glass door gives access from the living room to the kitchen diner. The kitchen diner features iron base level units with rolled edge work surfaces over, a single drainer stainless steel sink unit with mixer tap over, space for a fridge freezer, space and plumbing for a washer dryer, and an integrated oven and hob with extractor hood over. It also comprises a smooth ceiling with sunken light fittings, tiling to principle areas, a double glazed window to side aspect, a range of power points and double doors giving access to the rear garden.

#### Rear Garden

To the rear of the property is a mature garden split over two levels. It features a small grass area, a raised seating area, a shingle area, mature shrubbery and additional storage via two sheds.



#### First Floor Landing

A staircase gives access to the first floor landing, which features loft access, smoke alarm, and various power points.

#### Master Bedroom

12'4 x 9'3

The master bedroom features a textured ceiling, two double glazed windows to front aspect, space for wardrobes, a wall mounted radiator and a range of power points.

#### Second Bedroom

12'4 x 7'7

The second bedroom features a textured ceiling, a double glazed window to rear aspect, a wall mounted radiator, and a range of power points.

#### Bathroom

The modern three piece bathroom suite has a smooth ceiling with sunken light fittings, a double glazed frosted window to side aspect, and a heated towel rail. It features a bath inset with mixer tap over and power shower fitted above, a vanity unit with integrated wash hand basin and tap, and a low level WC.

#### Front of Property

The property is situated in a cul-de-sac with off road parking for one to the side of the house on a shared driveway, and on road parking available to the front of the property.



