

VENDITUM

RESIDENTIAL SALES

EST. 2004



20 Jay Rise

Salisbury, SP2 7FL

£239,950



A particularly spacious coach house style property with the huge benefit of a garage and garden. 20 Jay Rise is a very well presented home with light and airy accommodation tucked away in a quiet corner of this small development. The property is double glazed with gas heating and well appointed kitchen and bathroom, the general level of built-in storage is excellent. The generous garage leads directly to the private and sunny garden with off road parking for two cars at the front of the property. This property would make an ideal first purchase, city base or buy to let investment. It can only truly be appreciated by an internal viewing.



Directions

Proceed to Highbury Avenue turning into Jay Rise, follow the road for short time bearing right where number 20 can be found on your right.

Front Door to:

Entrance Hall

Stairs to first floor, tiled floor, heated towel rail and door to garage.

Landing

Built in double storage cupboard. Radiator. Laminate flooring.

Living Room/Kitchen 15'10" x 16'8" max (4.85m x 5.10m max)

Lovely open plan space with laminate flooring throughout.

Kitchen Area – Range of gloss wall and base units with work surface over. Inset 1 ¼ bowl sink unit with mixer tap. Inset gas hob with electric oven under and extractor hood. Space for fridge/freezer, undercounter refrigerator and concealed space for washing machine/dishwasher. Wall mounted Ideal gas boiler.

Living Area – Double glazed windows to front aspect, radiator and television point.

Bedroom One 15'10" reducing to 12'6" x 12'2" max (4.85m reducing to 3.82m x 3.72m max)

Double glazed window to front aspect, radiator, built in wardrobe with sliding doors. Laminate flooring.

Bedroom Two 15'10" x 8'6" (4.85m x 2.6m)

Double glazed window to front, radiator, access to loft and laminate flooring.

Bathroom

White suite comprising push button WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks and floor, heated towel rail, extractor fan and shaver point.

Garage 19'6" x 10'9" (5.95m x 3.3m)

Up and over door to front, substantial understair storage cupboard. Power and light. Door to garden.

Outside

To the front of the property are two parking spaces. From the garage a small number of steps lead to a level area of garden which is well enclosed with high level gate to side. Paved patio area leading to a lawn, range of planting and further paved area with outside tap.

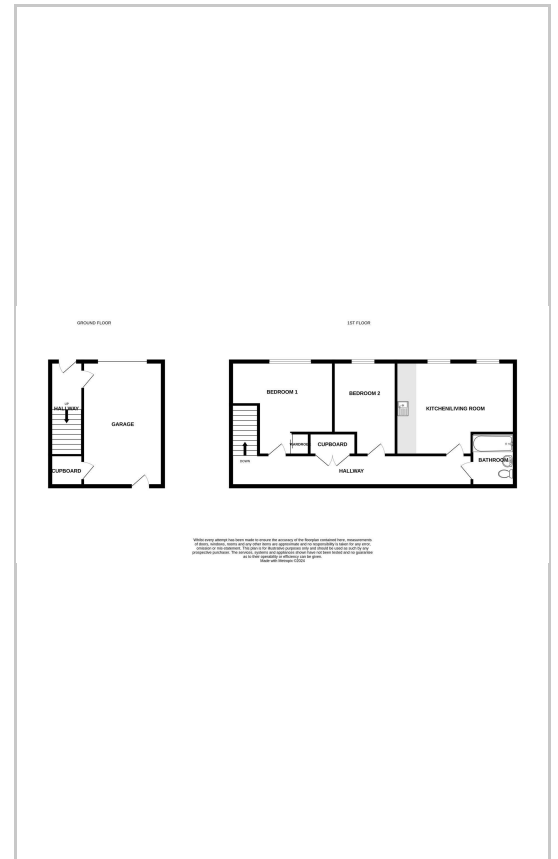
Agent's Note

This property is subject to a service/estate charge, currently £356.77 per annum.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(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	

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