

Sinclair  Hammelton

GUIDE PRICE

**£900,000**

**Salisbury Road**

, BR2 9PU



EPC RATING: B COUNCIL TAX BAND: G

**Salisbury Road, BR2**

Approximate Gross Internal Area = 153.0 sq m / 1647 sq ft  
 Store = 17.4 sq m / 187 sq ft  
 Outbuilding = 16.3 sq m / 175 sq ft  
 Total = 186.7 sq m / 2009 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced by Planpix on behalf of Sinclair Hammelton (ID813367)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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