



102B DEVIZES ROAD, SALISBURY, WILTSHIRE SP2 7DW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



102b DEVIZES ROAD, SALISBURY, WILTSHIRE SP2 7DW

PRICE GUIDE: £140,000

Located within easy reach of the city centre, railway station and local amenities is 102b Devizes Road, an interesting flat conversion within a former town house; we understand the conversion was completed around 2010 with 102a and 102b each being granted a 999 year lease and a half share in the freehold.

The property is arranged over the first and second floor with light and airy accommodation comprising (on the first floor) of a private staircase, comfortable living room, well equipped split level kitchen and a double bedroom with fitted wardrobes and an en suite shower room.

An open plan staircase off the living area leads up to the second floor landing and a second double bedroom with an en suite bathroom.

Heating is provided via electric panel wall heaters, the windows are double glazed, there is a sprinkler system and the property is fitted with an alarm.

To the front is a walled and gated shared open plan garden area and bin storage. Although not immediately accessible from the property, there is a small private rear garden which you approach via a gated path off the adjoining Ashley Road. The garden is overgrown and in need of attention. Residents parking is available in neighbouring streets.

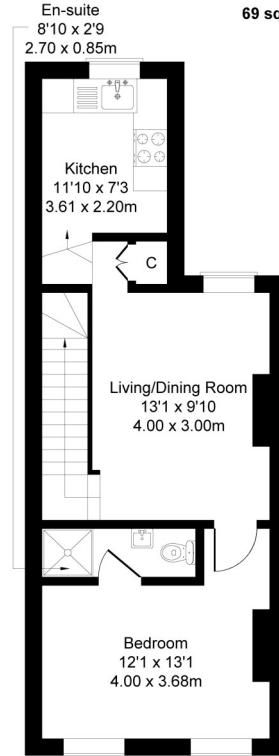
LOCATION: The property is located just outside the ring road with easy access to local amenities and a short walk to the city centre. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36) and Bournemouth (A338) and the mainline railway station, a short walk away, serves London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS: From the centre of Salisbury proceed along Castle Street to the roundabout. Take the first exit onto Churchill Way West. At St Paul's roundabout take the third exit onto Devizes Road (A360) and the property will be found shortly afterwards, just passed Ashely Road, on the right hand side clearly indicated by the BAXTERS For Sale sign.

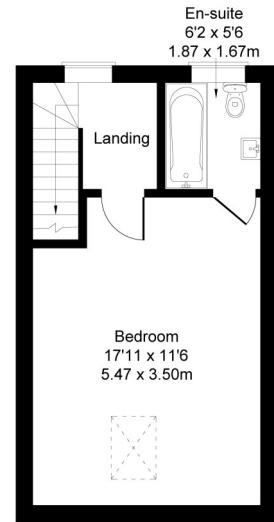


102B Devizes Road

Approximate Gross Internal Area
69 sq ft - 746 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Leasehold with the residue of a 999 year lease. Local Authority: Wiltshire Council. Council Tax Band B : £2,056.73 for year 2025/2026 . All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10767.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	34
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.EPC4U.com		