





Property Description

Offering to the market WITH NO ONWARD CHAIN, this well-presented flat in Gorrige Road, Salisbury. Set over two levels, this property, which has been improved by the present owner, has a kitchen diner, lounge and shower room on the ground floor, and a double bedroom at basement level. There is also a private patio garden and allocated parking space. This property also has a share of the freehold. Gorrige Road is located just over a mile from the railway station and city centre and railway station and the area is well served by bus services to and from the city centre.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



Entrance Hall

Door to kitchen diner

Kitchen Diner

12' 11" x 12' (3.94m x 3.66m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, built in oven with inset hob above, space for washing machine. Room for fridge freezer. Space for table & chairs. Dual aspect with windows to front and side aspects.

Lounge

15' 2" x 11' 3" (4.62m x 3.43m)

Window side aspect. Door to private patio.

Shower Room

Comprising shower cubicle, wash hand basin set above vanity unit, WC

Basement

Bedroom

12' 7" x 13' 3" (3.84m x 4.04m)

Range of fitted mirrored wardrobes. Ceiling height awning window.

Outside

Patio Garden

Private slabbed patio enclosed by fencing.

Parking

Allocated parking space.

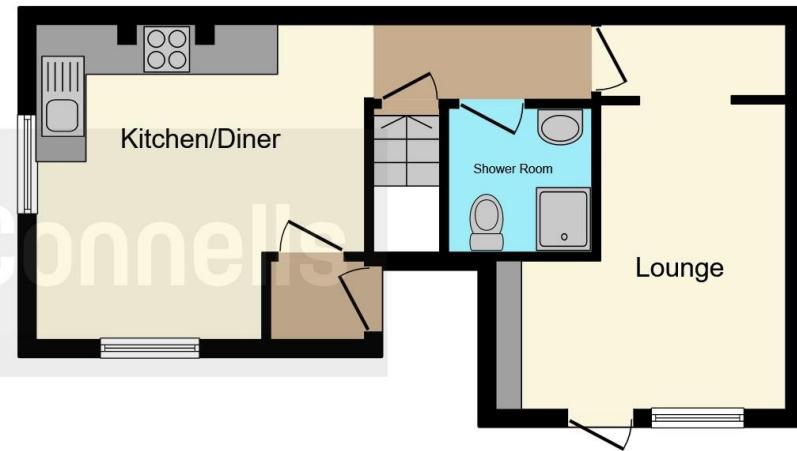








Basement



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: E Council Tax
 Band: A

Service Charge: 100.00 Ground Rent:
 150.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/SAL307915) connells.co.uk/Property/SAL307915

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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