



## 11 Fotherby Crescent

Salisbury, SP1 3EQ

£139,950



A lovely ground floor flat offered for sale in good order throughout and with the huge benefit of a private garden. 11 Fotherby Crescent is just one of four properties within this purpose built building in the extremely popular area of Bishopdown. The property offers spacious and light accommodation and benefits from modern double glazing and gas heating, the general condition of the flat is excellent. Outside 11 Fotherby crescent has a private rear garden with a substantial brick shed/store. Potential buyers should also note the particularly low running costs of this property with a combined ground rent and service charge of £230 p.a. Overlooking the central green 11 Fotherby Crescent is a short walk from a local convenience shop/post office, supermarket and bus stops, the location provides fantastic access to the city centre. An early internal inspection is essential to appreciate this property fully.



## Directions

Proceed to Bishopdown Road from St Marks Avenue. Proceed straight ahead at the first mini roundabout turning right at the next roundabout onto Fotherby Crescent. Number 11 can be found on your left hand side.

## Entrance Hall

Full height storage cupboard. Entry phone.

## Sitting Room 14'3" x 9'10" (4.35m x 3m )

Double glazed windows to front and side aspect. Two radiators, television aerial.

## Kitchen 9'10" x 6'4" (3m x 1.95m )

Wall and base units with worksurface over, inset stainless steel sink unit with mixer tap. Inset gas hob with electric oven under and extractor hood. Space for washing machine and undercounter refrigerator. Wall mounted Worcester gas boiler. Double glazed window to rear.

## Bedroom 9'10" x 11'5" ext to 12'5" (3m x 3.5m ext to 3.8m )

Double glazed window overlooking the rear garden. Built in double wardrobe, further range of built in cupboards and drawers, radiator.

## Bathroom

White concealed cistern WC, vanity and panelled bath with mixer/shower over. Tiled splashbacks, radiator, and high level obscure double glazed window.

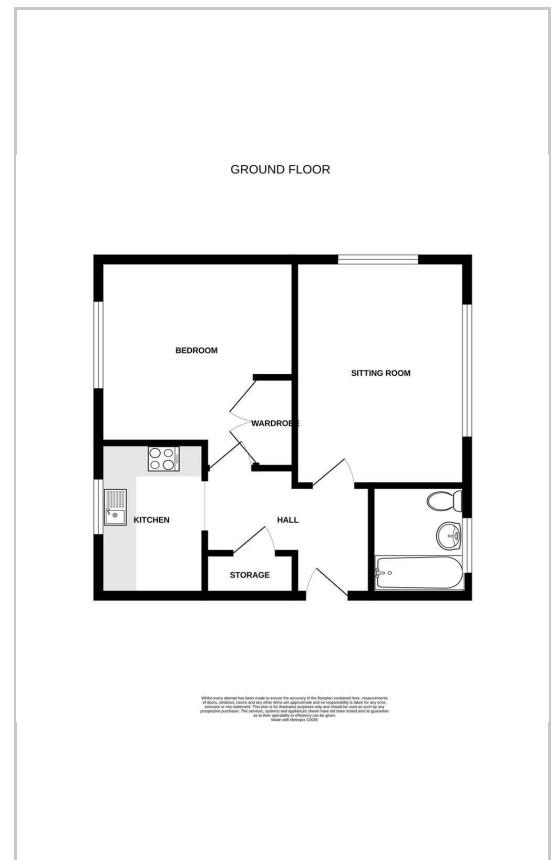
## Outside

The property is approached via a pedestrian path over communal open lawns. To the rear of the flat is a private area of garden which is paved for low maintenance, enclosed to one side with high level wall and gate. Toward the far end of the garden is a substantial brick shed with a secure PVC door and window.

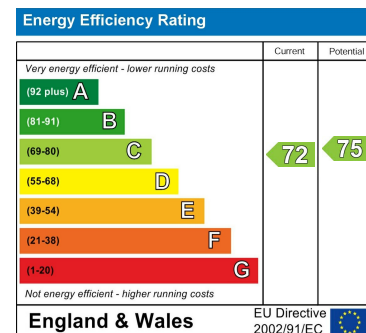
## Area Map



## Floor Plans



## Energy Efficiency Graph



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