



## 19 Saunders Avenue

Salisbury, SP1 3PG

£285,000



A well presented two double bedroom home within the extremely popular Riverdown Park development. 19 Saunders Avenue is offered for sale with no forward chain and can only be appreciated by a viewing. Accommodation comprises entrance hall, cloakroom, kitchen, generous living room, overlooking the rear garden, master bedroom with en-suite bathroom, well proportioned second bedroom, and family bathroom. Outside the property benefits from an allocated parking space directly outside its front door and attractive rear garden with a Southerly aspect. Popular schools, convenience shops, doctors, dentist, bus stops and country parks are all within a short walk, the location also provides great access to Salisbury city centre. An early viewing is highly advised.



**Directions**

Proceed to the A30 London Road proceeding straight over the first roundabout. At the next roundabout turn left onto Pearce Way following the road for its duration. At the T-junction turn right and then right again onto Saunders Avenue. Number 19 can be found on your right hand side.

**Double Glazed Front Door**

**Entrance Hall**

Stairs to first floor, radiator.

**Cloakroom**

Concealed cistern WC, vanity basin with tiled splashback. Tiled floor, radiator, wall mounted Ideal gas boiler, ceiling spotlights and extractor fan.

**Kitchen 11'3" x 5'10" (3.45m x 1.8m )**

Matching range of wall and base units with worksurface over. Inset gas hob with extractor hood over and oven under. Plumbing and space for fridge/freezer and washing machine, double glazed window to front aspect and extractor.

**Living Room 18'0" x 12'9" reducing to 9'8" (5.5m x 3.9m reducing to 2.95m )**

Double glazed doors to rear garden. Full height storage cupboard, radiator and TV aerial point.

**First Floor Landing**

Radiator.

**Bedroom One 10'4" ext to 12'3" x 9'2" ext to 12'11" (3.15m ext to 3.75m x 2.8m ext to 3.95m )**

Double glazed window to rear aspect, radiator, built in triple wardrobe, television aerial and telephone point.

En-Suite – White suite comprising push button WC, pedestal basin and shower enclosure with wet wall splashbacks. Tiled floor, heated towel rail, extractor fan and ceiling spotlights.

**Bedroom Two 12'8" max reducing to 9'4" x 8'8" (3.87m max reducing to 2.85m x 2.66m )**

Double glazed window to front aspect, radiator, access to loft space and over stair airing cupboard housing pressurised hot water tank.

**Bathroom**

White suite comprising panelled bath, push button WC, pedestal basin, tiled splashbacks and floor, heated towel rail, ceiling spotlights and extractor fan.

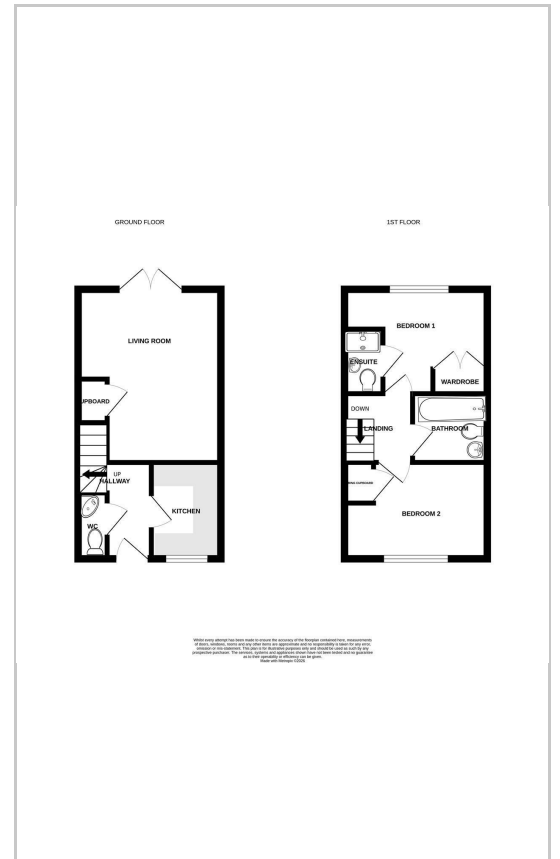
**Outside**

Immediately outside the house as its allocated parking space with ample additional on-street parking available. Well stocked flower bed. The rear garden is well enclosed by wooden fencing with pedestrian access to rear. Immediately outside the living room is a generous patio, a path leads past an artificial lawn to decked seating area and garden shed.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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	

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