



## 24 Milford Hill

Salisbury, SP1 2QX

£235,000



A traditional two bedroom cottage just a short stroll from the city centre and offered to the market in good basic order throughout with NO FORWARD CHAIN.

24 Milford Hill benefits from double glazing and gas heating, with modern kitchen and bathroom fittings. The property also has a rear courtyard garden with pedestrian access.



## Directions

Proceed to Milford Street continuing under the bridge straight into Milford Hill. Number 24 Milford Hill can be found on the right hand side.

## Stairs to part-glazed Front Door

Door to:

## Entrance Porch

Glazed door to:

## Sitting Room 11'3" x 10'10" (3.45m x 3.31m)

Double glazed window to front aspect. Radiator. Range of fitted shelves and storage cupboard. Television aerial point.

## Kitchen/Dining Room 11'3" x 10'11" ext to 15'11" (3.45m x 3.35m ext to 4.86m)

### Kitchen/Dining Area

Stairs to first floor with open area. Range of fitted units with worksurface over. Radiator. Window to rear aspect.

Matching range of wall and base units with worksurface over. Inset sink with mixer tap over. Tiled splashback. Wall mounted Worcester boiler. Double glazed window to rear.

## Kitchen/Utility Area 7'0" x 4'7" (2.15m x 1.42m)

Range of base units with worksurface over. Space for washing machine. Laminate flooring. Double glazed windows to side and rear. Obscure double glazed door to rear courtyard.

## First Floor Landing

Two full height cupboards. Access to loft.

## Bedroom One 10'11" x 11'2" (3.35m x 3.42m)

Double glazed window to front. Radiator. Built in double wardrobe with sliding doors. Overstair cupboard.

## Bedroom Two 8'8" x 7'0" (2.65m x 2.15m)

Double glazed window to rear. Radiator. Telephone point.

## Bathroom 10'5" x 4'1" (3.2m x 1.25m)

White suite comprising WC, panelled bath and vanity basin. Tiled splashbacks. Radiator. Obscure double glazed to side.

## Rear Courtyard 12'3" x 8'2" (3.75m x 2.5m)

Paved with high-level wall to rear. Gate to side pedestrian access.

## Disclaimer

Under the Estate Agency Act 1979 Venditum has an obligation to disclose that the owner of this property is a director of this firm.

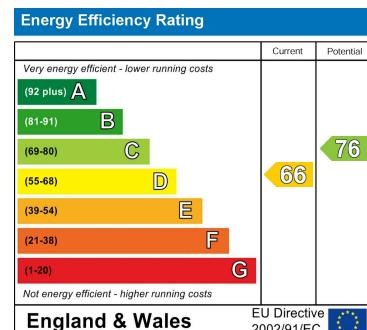
## Area Map



## Floor Plans



## Energy Efficiency Graph



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