



6 Clifton Road

Salisbury, SP2 7BS

Guide price £215,000



A classic Victorian terraced house with a lovely garden.

The property was built in 1897 of brick elevations under a tile roof and has gas central heating and double glazing. It would benefit from some modernisation but has a lovely garden and is offered with vacant possession.

The house is located on the Western edge of the City Centre within walking distance of the train station, schools, the market square and good shopping and educational facilities.

THE PROPERTY IS BEING SOLD EXPLICITLY ON A LEASEHOLD BASIS WITH AN UNEXPIRED TERM OF 872 YEARS. THE SELLER IS OFFERING AN ABSENT LANDLORD INDEMNITY POLICY AS THE FREEHOLDER CANNOT BE CONFIRMED.



Directions

From the city centre proceed up the Devizes Road, Clifton Road is the third turning on the right an number 6 can be found on the right hand side.

Entrance Hall

Radiator. Stairs to first floor.

Sitting Room 9'8" max x 14'5" max (2.95m max x 4.4m max)

Fireplace. Radiator. television aerial point. Bay window.

Dining Room 12'11" x 10'3" (3.96m x 3.13m)

Radiator. Built in cupboard. Tiled fireplace.

Kitchen 9'11" x 6'11" (3.03m x 2.11m)

Single drainer sink unit. Range of matching base and wall units. Plumbing and space for washing machine. Electric cooker. Larder. Door to rear garden.

First Floor Landing

Airing cupboard and storage cupboard housing Vaillant boiler. Access to loft.

Bedroom One 12'9" x 12'4" (3.90 x 3.78m)

Radiator. Cupboard.

Bedroom Two 12'9" x 7'5" (3.9m x 2.27m)

Radiator.

Bathroom

Panelled bath with shower over and screen. WC and wash hand basin. Extractor fan. Part tiled walls.

Outside

Large rear garden comprising flower beds, lawn and a decked area. Outside WC and coal hole.

Agents Note

THE PROPERTY IS BEING SOLD EXPLICITLY ON A LEASEHOLD BASIS WITH AN UNEXPIRED TERM OF 872 YEARS. THE SELLER IS OFFERING AN ABSENT LANDLORD INDEMNITY POLICY AS THE FREEHOLDER CANNOT BE CONFIRMED. ANY POTENTIAL BUYER MUST CHECK WITH THEIR MORTGAGE LENDER THAT THIS IS ACCEPTABLE.

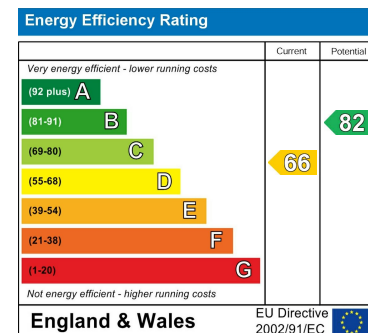
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.