

VENDITUM

RESIDENTIAL SALES

EST. 2004



10 Magdalene Court Gigant Street

Salisbury, SP1 2DL

£375,000



A modern three storey townhouse quietly tucked away in this mews style setting with the huge benefit of secure off-road parking. 10 Magdalene Court is an adaptable three bedroom property with three bathrooms and, although in good repair, offers great scope to enhance and personalise. The property is being sold on a long leasehold basis (999 years from 2001) and with vacant possession. The generous accommodation comprises entrance hall, 5.65m sitting room, 4.3m kitchen/breakfast room, three bedrooms with generous levels of built-in storage, and three bath/shower rooms. Outside 10 Magdalene Court has a paved courtyard garden which provides direct access to the residents parking area where an allocated space can be found. The development also benefits from a communal bicycle and bin storage. Located along a pedestrianised cul-de-sac off Gigant Street the property is perfectly placed for all the city centre amenities and within walking distance of the mainline railway station. 10 Magdalene Court makes the perfect low maintenance city base, an early internal viewing is advised.



Directions

Proceed to Gigant Street from Milford Street. Both the vehicular and pedestrian access to Magdalene Court can be found on the left.

Entrance Hall

Stairs to first floor. Radiator.

Living Room 18'6" x 10'2" (5.65m x 3.1m)

Double glazed sash window to front aspect. Radiator. Understair cupboard. Oak flooring. Coved ceiling. Two television point and telephone point.

Kitchen/Diner 14'1" x 10'9" (4.3m x 3.3m)

Matching wall and base units with work surface over. Integral hob with double oven under and extractor hood over. Plumbing and space for washing machine and dishwasher and space for fridge/freezer. Inset 1 and quarter bowl sink unit with mixer tap over. Tiled splashbacks. Double glazed window and sliding doors to rear garden. Space for dining table. Double radiator. Built in full height shelved cupboard.

First Floor Landing

Stairs to second floor. Radiator. Full height linen cupboard and full height airing cupboard housing pressured hot water tank.

Bedroom Two 12'7" x 11'4" reducing to 7'2" (3.85m x 3.46m reducing to 2.2m)

Double glazed sash windows to rear. Built in triple wardrobe. Radiator. Television and aerial point.

En-Suite (2.35m x 1.65m)

White suite comprising WC pedestal basin and tiled shower enclosure with integrated Mira control. Tiled splashbacks and floor. Radiator. Electric heater and extractor fan. Obscure double glazed window.

Bedroom Three 12'7" x 6'3" (3.85m x 1.91m)

Double glazed sash windows to front aspect. Radiator. Built in triple wardrobe. Amtico wood effect floor.

Bathroom 6'10" x 6'4" (2.1m x 1.95m)

White suite comprising WC pedestal basin and panelled bath with mixer/shower attachment. Tiled splashbacks and floor. Radiator. Obscure double glazed windows to front aspect. Extractor fan. Shaver point. Built in shelving. Inset ceiling lights.

Second Floor Landing

Full height cupboard housing modern Worcester boiler.

Master Bedroom 17'4" extending to 25'1" x 10'4" (5.3m extending to 7.66m x 3.15m)

Double glazed sash windows to front and rear. Six built in wardrobe and low level shelving. Eaves storage cupboards. Radiator. Access to residual boarded loft space with ladder and light. Telephone and television aerial points.

En-Suite (2.56m x 1.67m)

Beautifully refitted white WC pedestal basin and curved shower enclosure with integral Mira controls. Tiled splashbacks and floor. Shaver point. Heated towel rail and extractor. Eaves storage cupboard. Inset ceiling spotlights.

Outside

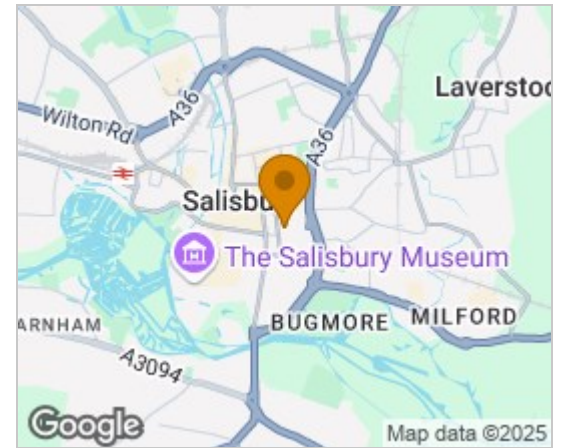
Front

Small gravelled area enclosed by wrought iron railings.

Rear

Well enclosed by wooden fencing with gate to rear. Paved for low maintenance. Outside light and tap. To the rear of the garden is an enclosed courtyard where the property has an allocated parking space. Communal bin store and recycling.

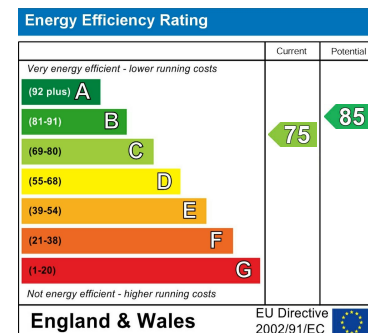
Area Map



Floor Plans



Energy Efficiency Graph



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