

VENDITUM

RESIDENTIAL SALES

EST. 2004



22a Ashfield Road

Salisbury, SP2 7EW

£185,000



A beautifully appointed garden flat offering a practical and user friendly layout. 22a Ashfield Road is a very well presented ground floor flat which benefits from double glazing and gas heating, the kitchen and bathroom are both fitted and the general decorative order is excellent throughout. One of the main features of the property is its private rear garden which is a lovely sunny and private space accessed directly from the sitting room. 22a Ashfield Road is part of this small conversion of two properties which benefit from a very long lease (978 years remaining), and with minimal running costs. Located on Ashfield Road the property has access to on-street residents parking and is brilliantly positioned for the city centre and railway station, convenience stores and other useful amenities area short walk. This is a great opportunity to acquire a flat with private and peaceful outside space close to the city centre, an internal viewing is essential.



Directions

Proceed to the Wilton Road turning left onto Ashfield Road. Number 22 can be found just beyond half way down the road on your right hand side.

Storm Porch

Communal front door to:

Communal Entrance Hall

Doors to flats a and b.

Entrance Lobby

Leading to kitchen with low level storage cupboard.

Hall

Understair storage cupboard. Wooden plank floors. Recess for fridge/freezer. Radiator.

Kitchen 9'10" x 5'2" (3m x 1.6m)

Well fitted with a range of handle-less wall and base units with work surface over. Inset ceramic hob, extractor hood and oven under. Space for washing machine, fridge/freezer. Inset stainless steel sink with tiled splashbacks, wall mounted Viesman boiler and breakfast bar.

Sitting Room 13'1" x 12'7" (4m x 3.85m)

Double glazed window and doors to rear garden. Vertical radiator, tv aerial point, telephone point. Wooden flooring.

Shower Room

White WC, vanity basin and corner shower enclosure with thermostatic controls. Tiled splashbacks and flooring. Obscure double glazed window.

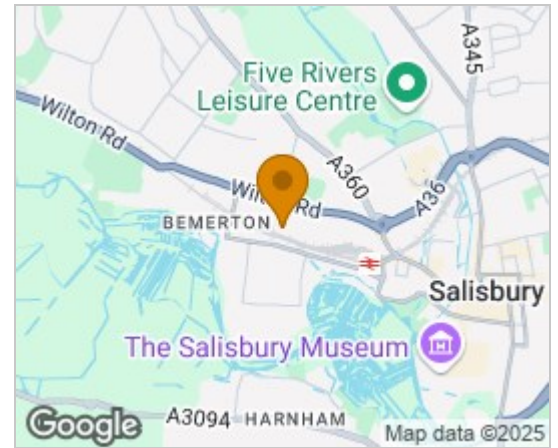
Bedroom One 9'4" x 13'1" max (2.85m x 4m max)

Double glazed bay window to front aspect. Radiator.

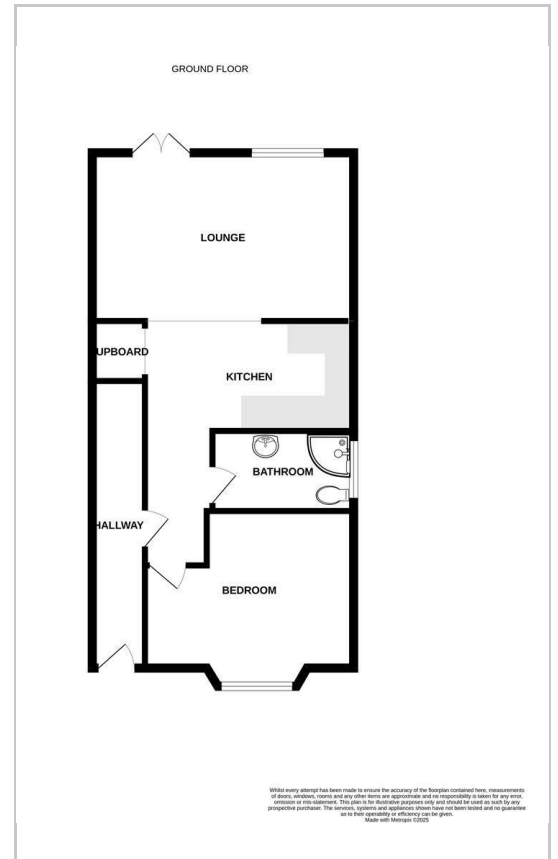
Outside

The rear garden is very well enclosed by wall and fencing. Immediately outside the sitting room is a paved patio with gate to side pedestrian access and tap. Brick steps lead up to gravelled area with a lovely array of mature planting including silver birch tree. Toward the far end of the garden is a further patio.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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