VENDITUM

RESIDENTIAL SALES

EST. 2004

Victoria Court 17 Stratford Road

Salisbury, SP1 3LX

£79,950

2 1 1 D

A lovely two bedroom ground floor flat occupying a favourable position within this small development for over 55/s. Flat 10, Victoria Court is a well presented property offering well proportioned accommodation and is offered for sale with vacant possession. The property is double glazed with electric heating, the kitchen and bathroom fittings are modern with the general decorative condition of the flat being very good. Victoria Court is a small modern development quietly situated off Stratford Road, the development benefits from an on-site manager, entryphone system, residents/visitors parking and attractive and well maintained communal gardens. A bus stop is literally a few metres from the development and Victoria Park and useful convenience shops are within walking distance. An early viewing is advised.

Directions
Proceed to Stratford Road where Victoria Court can be found just beyond Victoria Park, opposite Warwick Close.

Communal Entrance
Intercom entry and courtesy light.

Communal Hallway
Stairs and lift to upper floors, community noticeboard.

Entrance Hall
Electric heater, entry phone, full height airing cupboard and wall lights.

Living Room 14'6" x 9'10" (4.42m x 3m)
Double glazed window to front aspect, feature fireplace, electric heater and wall lights.

Kitchen 14'6" x 6'6" ext to 9'10" (4.42m x 2m ext to 3m)
Matching range of wall and base units with worksurface over. Inset 1 ¼ bowl sink unit with mixer tap, fitted electric hob, extractor hood and oven, integral fridge/freezer and space for washing machine and slimline dishwasher. Double glazed window to front, breakfast bar.

Bedroom One 16'0" x 10'11" (4.9m x 3.35m)
Double glazed window to side aspect with pleasant views over terraced garden, electric heater and wall lights.

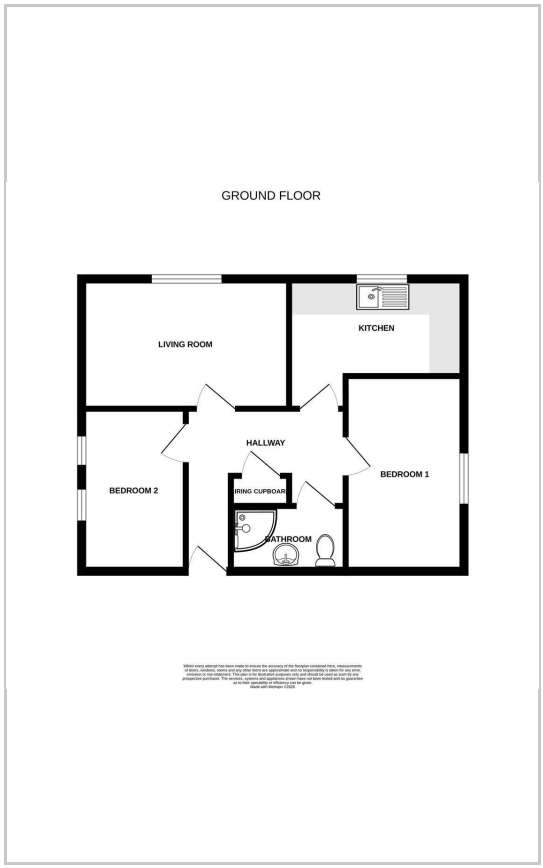
Bedroom Two 9'6" x 6'6" (2.9m x 2m)
Double glazed window to side aspect, electric heater and wall lights.

Bathroom
Modern suite comprising concealed cistern WC, vanity basin and corner shower enclosure with thermostatic controls. Wet wall splashbacks, warm air heater, extractor fan and mirror light.

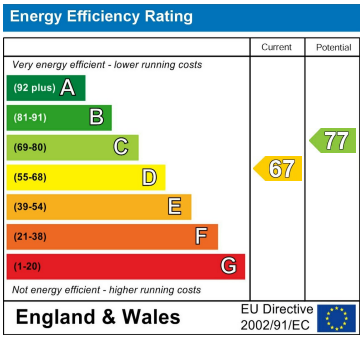
Outside
Victoria Court has a generous level of residents parking on a first come basis. Several areas of communal gardens with seating areas and well stocked and tended flower beds and borders. Communal bin store and washing lines.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk