



## 33 Clifton Road

Salisbury, SP2 7BP

**£229,950**



A three bedroom property requiring an obtainable level of modernisation with the benefit of a generous and attractive rear garden. 33 Clifton Road has been a well loved family home which is double glazed with electric heating. The accommodation comprises entrance hall, sitting/dining room, modern fitted kitchen, ground floor bathroom, three bedrooms and first floor cloakroom. Outside 33 Clifton Road has a small front garden and a very good size rear garden with a Westerly aspect. The location is fantastic and provides great access to the city centre/railway station, leisure centre, popular schools, riverside walks and Waitrose. This is a fantastic opportunity to acquire such a property at a competitive price.



## Directions

Proceed to the A360 Devizes Road. Number 33 can be found around half way down on the left hand side.

## Double Glazed Front Door

### Entrance Lobby

Part glazed door to:

### Entrance Hall

Stairs to first floor. Night storage heater. Door to dining room.

### Sitting Room 11'11" x 10'9" (3.65m x 3.3m )

Double glazed window to front. Electric heater. Tiled fireplace and electric meter cupboard. Sliding doors to dining room.

### Dining Room 11'11" x 11'3" (3.65m x 3.45m )

Double glazed window to rear. Brock fireplace. Built in dresser cupboard. Range of understairs storage cupboard.

### Kitchen 10'5" x 7'4" (3.2m x 2.25m )

Refitted shaker style wall and base units with worksurface over. Inset gas hob with electric oven under and extractor hood over. Plumbing and space for washing machine. Inset stainless steel sink with tiled splashbacks and floor. Twin double glazed windows to side. Door to:

### Rear Lobby

Double glazed door to side. Storage recess. Door to back.

### Bathroom 6'6" x 5'8" (2m x 1.75m )

Coloured suite comprising WC, pedestal basin and panelled bath with Triton electric shower. Tiled splashbacks and floor. Obscure double glazed window to rear.

### Landing

Access to boarded loft with ladder. Range of linen cupboards.

### Bedroom One 14'1" max x 12'1" (4.3m max x 3.7m )

Double glazed window to front aspect. Electric night storage heater.

### Bedroom Two 12'1" x 9'0" (3.7m x 2.75m )

Double glazed window to rear aspect. Electric night storage heater.

### Bedroom Three 10'7" x 7'6" (3.25m x 2.3m )

Double glazed window to rear aspect. Electric night storage heater. Laminate flooring.

### Cloakroom

Coloured WC and basin with tiled splashbacks.

### Outside

To the front of the house is a small paved garden enclosed by wall with wrought iron gate.

The rear garden is a generous length, flat and benefits from a sunny aspect. Immediately outside the back door is a paved area, a path leads past a well stocked flower bed and garden shed. Beyond is a lovely area of lawn with a range of mature planting and flower beds. Toward the far end of the garden is a further paved seating area with gate to rear pedestrian access.

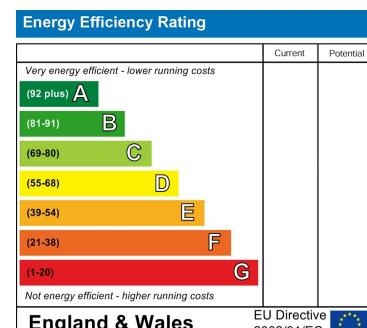
## Area Map



## Floor Plans



## Energy Efficiency Graph



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