



## 21 Tournament Road

Salisbury, SP2 9LQ

Guide price £250,000



An extended and very well presented two bedroom semi-detached home conveniently located on the Western edge of the city. 21 Tournament Road offers a generous level of floorspace with further scope to extend/enlarge (subject to consent). Features include 4.25m x 2.75m kitchen/dining room overlooking the rear garden, well proportioned sitting room, useful entrance porch, study room/area, and two well proportioned bedrooms. 21 Tournament Road benefits from an impressive double width paved drive as well as a lovely flat garden with a South Westerly aspect. The property is double glazed and benefits from gas heating, both the kitchen and bathroom are very well appointed with modern fittings. The location is excellent with a good number of useful amenities within walking distance of the house, with a bus stop particularly close by. The position also provides great access to the city centre. This is a great opportunity to acquire a well built and presented home, an early viewing is advised.



## Directions

Proceed to Queen Alexandra Road turning into Tournament Road. Number 21 can be found on the left hand side.

## Entrance Porch

Double glazed front door and window to side. Radiator. Laminate flooring.

## Living Room 15'1" max x 11'9" ext to 15'5" (4.6m max x 3.6m ext to 4.7m )

Double glazed window to front. Fireplace with wooden mantle over. Double radiator. Low level storage cupboard. Laminate flooring. Stairs to first floor. Door to:

## Study 4'11" x 5'4" (1.5m x 1.65m )

Workstation. Wall mounted Worcester gas boiler. Radiator.

## Kitchen/Dining Room 13'11" x 9'0" (4.25m x 2.75m )

Shaker style wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap over. Inset gas hob with extractor hood over and electric oven under. Space for washing machine and tumble dryer. Tiled splashbacks and floor. Double glazed window to rear aspect. Dining area with double glazed doors to rear garden.

## Bathroom

Attractive contemporary suite comprising concealed cistern WC, vanity basin, and shower style bath with mixer tap and rainfall shower. Tiled splashbacks and floor, heated towel rail and extractor fan.

## First Floor Landing

Drop-down ladder to loft. Double glazed window to rear aspect.

## Bedroom One 15'1" x 11'11" (4.6m x 3.65m )

Double glazed window to front. Radiator.

## Bedroom Two 9'4" x 8'2" (2.85m x 2.5m )

Double glazed window to rear. Radiator.

## Outside

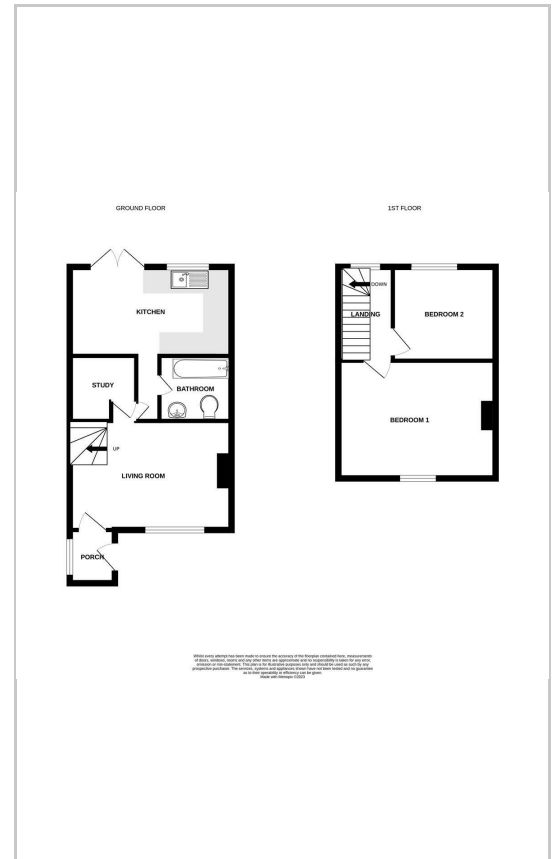
Front – Double width brick paved driveway providing parking for two cars. Path to side pedestrian access with high level gate.

The rear garden is a real asset of the property, a very family/pet friendly flat space well enclosed by wooden fencing with a South Westerly aspect. Immediately outside the kitchen is a paved patio with an outside tap and path to side. Beyond is an area of lawn with raised flower beds. To the far end of the garden is a substantial wooden shed (5.8m x 2.4m externally) which provides great levels of storage.

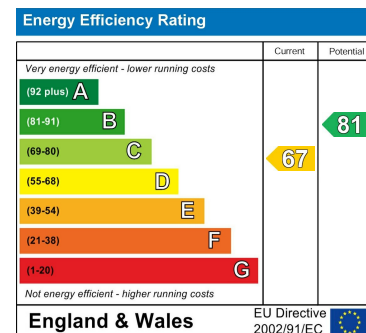
## Area Map



## Floor Plans



## Energy Efficiency Graph



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