



## 20 Ashley Road

Salisbury, SP2 7BZ

£295,000



A three double bedroom end-terrace house in good order throughout, sold with vacant possession. 20 Ashley Road is a well presented property benefitting from double glazing and gas heating, however great potential still exists to enhance and personalize. The well proportioned accommodation comprises entrance hall, sitting/dining room, kitchen with utility area, three double bedrooms and bathroom. Outside 20 Ashley Road has a generous rear garden with a substantial office/workshop, again with great potential. The location provides great access to Salisbury city centre and railway station as well as being within very popular school catchments and within walking distance of Waitrose, Five Rivers leisure complex and riverside walks. An early internal viewing is advised.



## Directions

Proceed to Devizes Road turning right into Ashley Road where number twenty can be found on your right.

## Double Glazed Front Door to:

## Lobby

Part Glazed Door to:

## Entrance Hall

Double radiator. Stairs to first floor.

## Lounge/Dining Room 11'3" x 26'8" (3.45m x 8.15m )

Double glazed bay window to front, double glazed window to rear, two radiators, understair cupboard.

## Kitchen 9'10" x 9'0" (3m x 2.75m )

Matching wall and base units with worksurface over. Space for cooker and fridge/freezer. Inset stainless steel sink with mixer tap, tiled splashbacks and floor, double glazed window to side.

## Rear Lobby/Utility

Obscure glazed door to side. Plumbing and space for washing machine, tiled floor, double glazed window. Door to:

## Bathroom

White suite comprising push button WC, vanity basin and panelled bath with thermostatic shower over. Wet wall and tiled splashbacks, tiled floor, radiator and obscure double glazed window.

## First Floor Landing

Access to loft.

## Bedroom One 13'11" x 11'3" (4.25m x 3.45m )

Twin double glazed windows to front aspect and double radiator.

## Bedroom Two 12'1" x 8'8" (3.7m x 2.65m )

Double glazed window to rear aspect, radiator and twin wardrobe cupboard.

## Bedroom Three 8'10" x 9'6" (2.71m x 2.91m )

Double glazed window to rear aspect, double radiator.

## Outside

To the front of the property is a small area of garden enclosed by low level wall. Path to side pedestrian access.

The rear garden is a particularly generous length and is enclosed by wooden fencing. Immediately outside the property is a concrete area with path to front and pedestrian access to neighbouring property. A path continues down the garden passing a generous area of lawn with array of mature shrubs. Toward the far end of the garden is a substantial block built workshop/office with double glazed door, window and power and light.

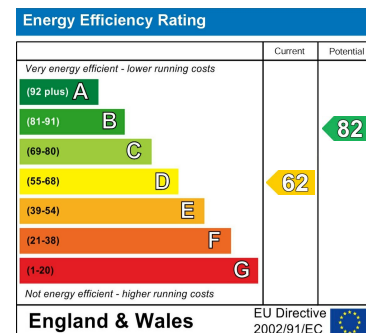
## Area Map



## 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 firm's 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>