



13b Longland

Salisbury, SP2 7ET

£160,000



A first and second floor maisonette with well proportioned accommodation offering potential for enhancement. 13b Longland forms part of this two property conversion, the maisonette is well laid out with an entrance hall/landing, 4.6m open plan living room /kitchen, two double bedrooms and bathroom. 13b Longland also benefits from good levels of built in storage including a very useful 'utility' cupboard. Other features include double glazing, gas heating and share of freehold. Located in this quiet no through road on the Western side of the city, a convenience shop and other amenities are very close by, the railway station and city centre are both within walking distance. An internal viewing is strongly advised.



Directions

Proceed to the Wilton Road turning left into Longland. Number 13 can be found on your right hand side.

Double glazed communal front door to:

Communal entrance hallway with door to 13b.

Entrance Lobby

Stairs to first floor.

Landing

Stairs to second floor. Utility cupboard with plumbing and space for washing machine.

Open Plan Lounge/Kitchen 15'1" x 10'4" (4.6m x 3.15m)

Twin double glazed windows to front aspect. Laminate floor. Sitting/dining area with double radiator and built in low level cupboards and shelving.

The kitchen area comprises a matching range of wall and base units with worksurface over. Integral electric hob, oven and extractor hood. Space for undercounter refrigerator. Inset stainless steel sink unit mixer tap and tiled splashbacks.

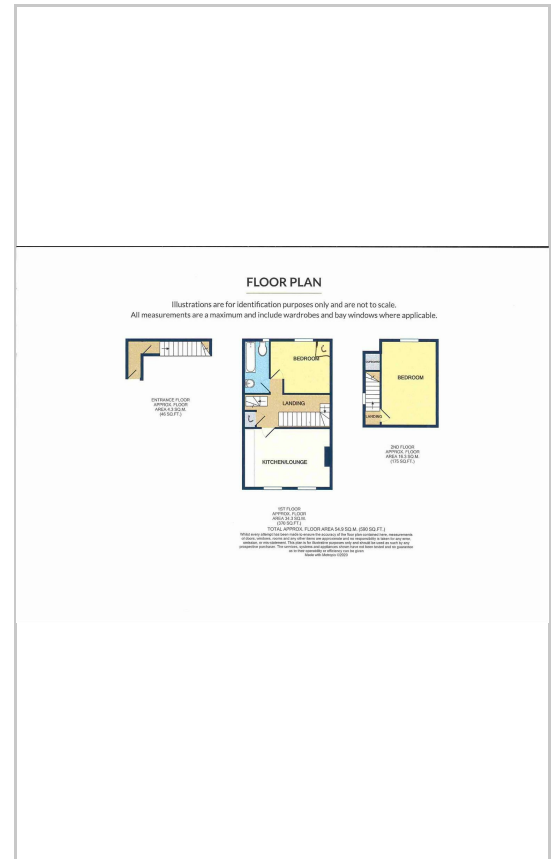
Bedroom Two 14'1" x 9'10" max (4.3m x 3m max)

Double glazed window to rear aspect. Full height cupboard housing gas combination boiler. Radiator.

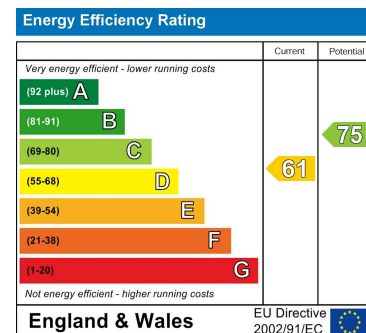
Area Map



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.