



146 Essex Square

Salisbury, SP2 8HX

£126,500



A compact first floor flat with a number of rare and appealing features. 146 Essex Square is a well presented property which makes an ideal first home, investment or manageable base. The property is quite unique with its own private entrance and garden as well as a useful storage shed/utility room. Other features include double glazing, electric heating, and modern kitchen and bathroom. Quietly situated in this popular residential location 146 Essex Square overlooks attractive woodland with walks literally on its doorstep. The property is also within walking distance of a very useful convenience shop/post office, popular local schools and bus stops. In the agents opinion this property offers fantastic value and needs an internal viewing to be fully appreciated.



Directions

Proceed to Norfolk Road from Netherhampton Road, turn right and follow the road as it bears left in to Essex Square. Number 146 can be found in the far corner.

Double Glazed Front Door to:

Entrance Hall

Stairs to first floor landing, light.

Landing

Useful area for storage. Door to:

Sitting Room 14'5" x 10'4" ext to 11'9" (4.4m x 3.15m ext to 3.6m)

Double glazed window to front with far reaching views. Double radiator. Television aerial and telephone points. Laminate flooring.

Kitchen 6'0" x 6'0" ext to 7'0" (1.85 x 1.85 ext to 2.15m)

Shaker style units with work surface over. Inset ceramic hob with extractor hood and oven. Stainless steel sink unit with mixer tap. Tiled splashbacks, double glazed window, and radiator. Full height larder cupboard providing great storage and housing electric boiler.

Bedroom 10'4" x 6'0" (3.15m x 1.85m)

Double glazed window to rear overlooking woodland. Radiator, built in cupboards and shelved recess.

Shower Room 6'6" x 5'2" (2m x 1.6m)

Concealed cistern WC and vanity sink with mixer tap. Corner shower enclosure with thermostatic control. Tiled splashbacks, obscure double glazed window, radiator and access to the loft.

Store/Utility Room 10'11" x 4'5" (3.35m x 1.35m)

Located on the ground floor with pressurised hot water tank and plumbing/space for a washing machine.

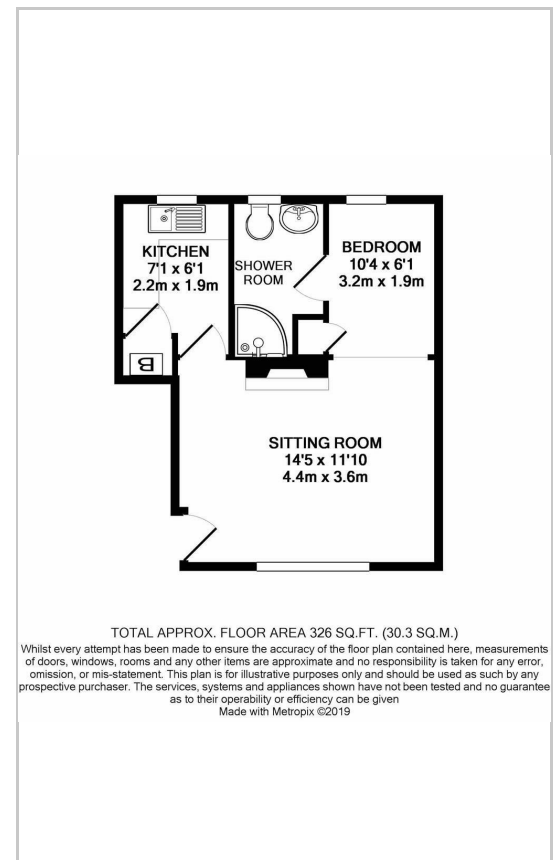
Outside

The property owns a generous area of lawn to the front (maintained by Wiltshire County Council). Generous private rear garden (15m x 6m) which backs on to woodland. Well enclosed by closeboard fencing with patio area and steps leading to lawned area. Pedestrian access for neighbours.

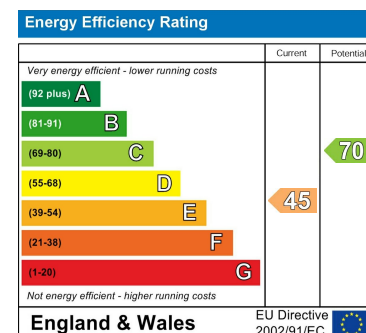
Area Map



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.

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