



## 47 Harnham Road

Salisbury, SP2 8JJ

Guide price £225,000



A purpose built ground floor flat with allocated parking space, this property is extremely well presented. The accommodation with an interesting layout that affords unusual shaped rooms includes; two generous bedrooms, a double aspect sitting room with access to the courtyard garden, a good sized kitchen/dining room and a shower room. Gas fired central heating is installed and double glazed windows fitted. The property is offered with vacant possession.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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