



## 12 Elm Close

Salisbury, SP1 1SA

£465,000



This is a lovely detached bungalow located on an attractive small development on the eastern edge of Salisbury. The bungalow was built in the 1970's of brick elevations part stone clad beneath a tiled roof and has been extended by the addition of a garden room to the rear. There is a reception hall, large sitting room, kitchen/breakfast room, dining room, conservatory and three double bedrooms and recently refurbished bathroom. Outside there is a GARAGE as well as private parking and the bungalow is set in a good size enclosed garden with storage shed. The bungalow has the benefit of both gas fired central heating as well as double glazing.

### 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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