

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 3 Marlborough Road

Salisbury, SP1 3TH

£210,000



A spacious two double bedroom apartment quietly located within the city centre with the huge benefit of allocated off road parking. 3 Marlborough Court is generally a well presented property with double glazing and gas heating, however it would benefit from some decorative enhancement. Accommodation comprises entrance hall, 4.2m sitting room, kitchen/breakfast room, two double bedrooms and bathroom. Outside Marlborough Court has a lovely communal garden and secure underground parking with an allocated space and storage shed. Marlborough Court is a small purpose built development quietly tucked away along Kings Road a short walk from a long list of city amenities as well as Wyndham Park and Bourne Gardens. The property is offered for sale with no onward chain and an early internal viewing is advised.



## Directions

Proceed to Wyndham Road turning into Kings Road where Marlborough Court can be found.

## Communal Door

Entryphone.

## Communal Hall

Stairs to upper floors.

## Front Door

## Entrance Hall

Full height cloak cupboard, radiator, entryphone.

## Kitchen 9'6" x 9'6" ext to 10'7" (2.9m x 2.9 ext to 3.25m )

Matching range of wall and base units with worksurface over. Inset gas hob with oven under and extractor hood. Plumbing and space for washing machine and fridge/freezer. Wall mounted Worcester gas boiler, radiator, inset stainless steel sink unit with mixer tap and tiled splashbacks. Double glazed sash style window with views.

## Lounge 13'9" x 12'7" (4.2m x 3.85m )

Twin double glazed window to side aspect. Two double radiators.

## Bedroom One 10'7" x 12'1" (3.25m x 3.7m )

Double glazed window to side aspect. Double radiator.

## Bedroom Two 12'7" x 10'2" (3.85m x 3.1m )

Double glazed window to side aspect. Double radiator. Two double wardrobes.

## Bathroom

White suite comprising WC, pedestal basin, bath with electric shower over. Tiled splashbacks, radiator, obscure double glazed window, full height linen cupboard.

## Outside

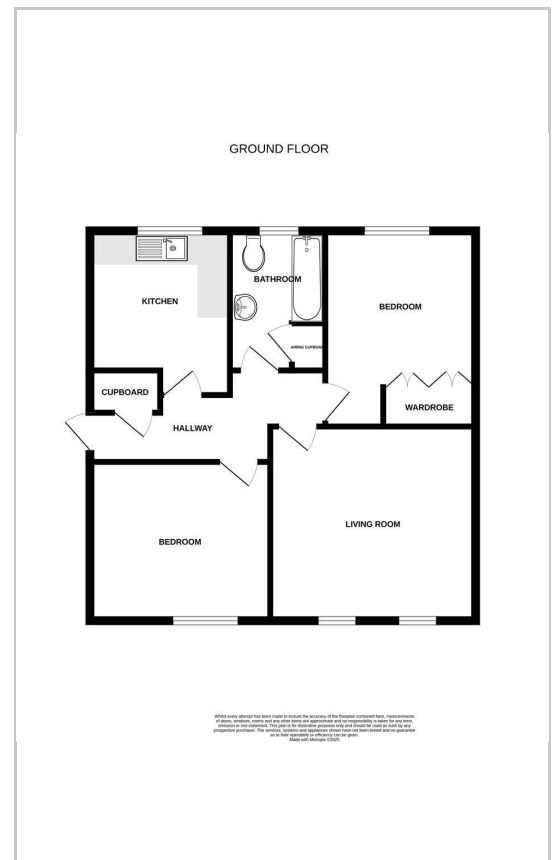
Vehicular access to one side of the building passes communal bins to the automated garage door. Within the secure underground garage is an allocated space for number three and a lockable storage cupboard.

To the other side of the building is an attractive communal garden which is predominantly laid to lawn with an extensive range of mature shrubs and trees, pedestrian access to Marlborough Road and Kings Road. Communal drying area.

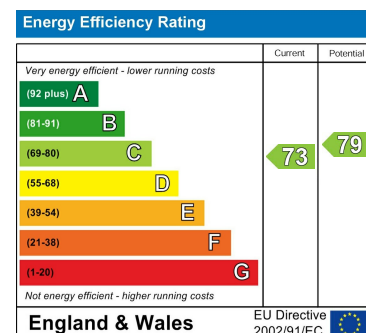
## Area Map



## Floor Plans



## Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>