



13a Longland

Salisbury, SP2 7ET

£159,995



A well presented ground floor flat with well proportioned accommodation and private rear garden, 13a Longland forms part of this converted period property and is only appreciated by a viewing. The flat benefits from double glazing and gas heating with modern kitchen and bathroom fittings, the decorative condition of the property is excellent. The rear garden is a private well enclosed, low maintenance, space which benefits from a Westerly aspect. 13a Longland also has the huge benefit of a share of the freehold. Longland is a very quiet no-through road off Wilton Road, the position is fantastic with amenities very close by, the city centre and railway station are within walking distance. This is a great opportunity to acquire a garden flat which makes a great city base or buy to let investment.



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

Communal Entrance Hall

Door to 13a.

Entrance Lobby

Door to:

Sitting room 14'9" x 11'11" (4.5m x 3.65m)

Feature fireplace with shelving to side. Telephone and television aerial points. Open plan to:

Kitchen 9'4" x 8'8" (2.85m x 2.65m)

Matching gloss fronted wall and base units with worksurface over and breakfast bar area. Integral electric hob with chimney extractor and oven. Plumbing and space for washing machine, undercounter refrigerator and slimline dishwasher. Stainless steel sink with mixer tap and tiled splashbacks. Double glazed window to rear aspect. Full height cupboard housing gas boiler.

Inner Lobby

Full height storage cupboard. Door to:

Bedroom 11'3" x 10'4" (3.45m x 3.15m)

Twin obscure double glazed windows to front. Radiator.

Bathroom

White suite of push button WC, pedestal basin and panelled bath with mixer tap and thermostatic shower. Tiled splashbacks and floor, heated towel rail and obscure double glazed window to rear.

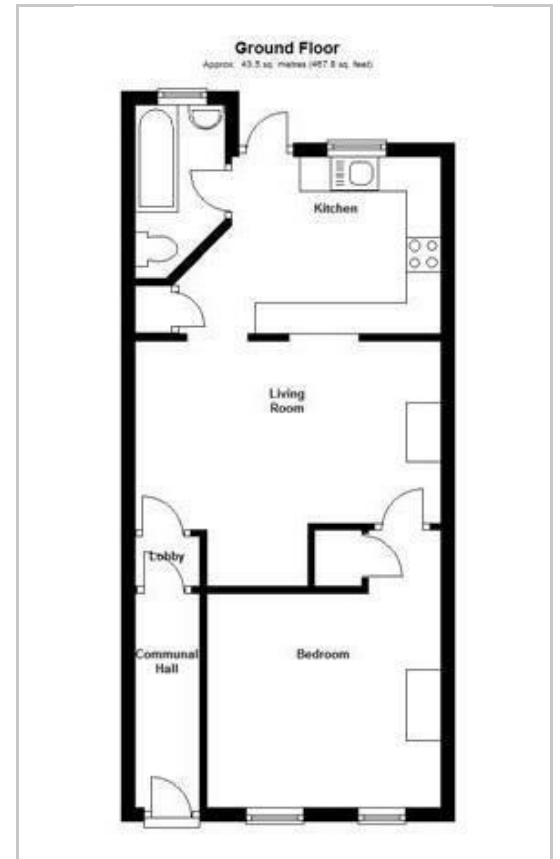
Outside

The rear garden is well enclosed by wall and wooden fencing. The garden is predominantly decked with well stocked flower beds to three sides.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
		EU Directive 2002/91/EC	

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