



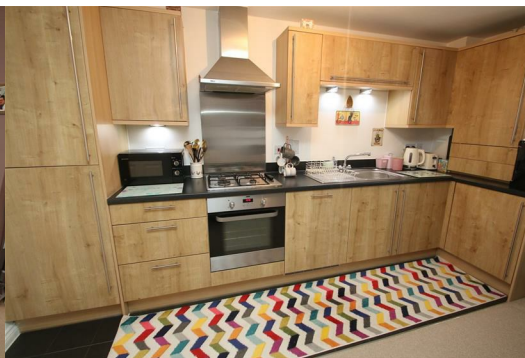
## 2 Jay Rise

Salisbury, SP2 7FL

£229,950



A spacious and well arranged first floor maisonette with the huge benefit of private off road parking and private outside space. 2 Jay Rise is a well presented property well positioned within this small development constructed in 2014. The well considered accommodation comprises entrance hall, landing/hallway, generous open plan living room/kitchen with integral appliances, two bedrooms and bathroom. Outside 2 Jay Rise has a lovely private roof terrace and tandem parking for two cars a few metres from its front door. Jay Rise is a quiet development off Highbury Avenue a short walk from convenience shops and bus stops, the location also provides excellent access to the city centre and railway station. An internal viewing is essential.



## Directions

Take the A360 Devizes Road turning left into Highbury Avenue. Turn left into Jay Rose where number two can be found on your left.

## Private Front Door to:

### Entrance Hall

Double glazed window to side and door to roof terrace. Substantial storage cupboard (currently used as study/workspace).

### Open Plan Living Room/Kitchen 14'3" x 13'11" (4.35m x 4.25m )

Lovely open plan space with double glazed window to front aspect, radiator.

The kitchen area has a great range of contemporary wall and base units with work surface over. Integral hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine/dryer. Inset stainless steel sink unit and wall mounted gas boiler.

### Bedroom One 15'1" x 14'9" reducing 11'3" (4.6m x 4.5m reducing 3.45m )

Double glazed window to front aspect and radiator.

### Bedroom Two 13'11" x 6'0" (4.25m x 1.85m )

Double glazed window to front aspect, radiator and access to loft space.

### Bathroom

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over and glazed screen. Tiled splashbacks, heated towel rail and extractor fan.

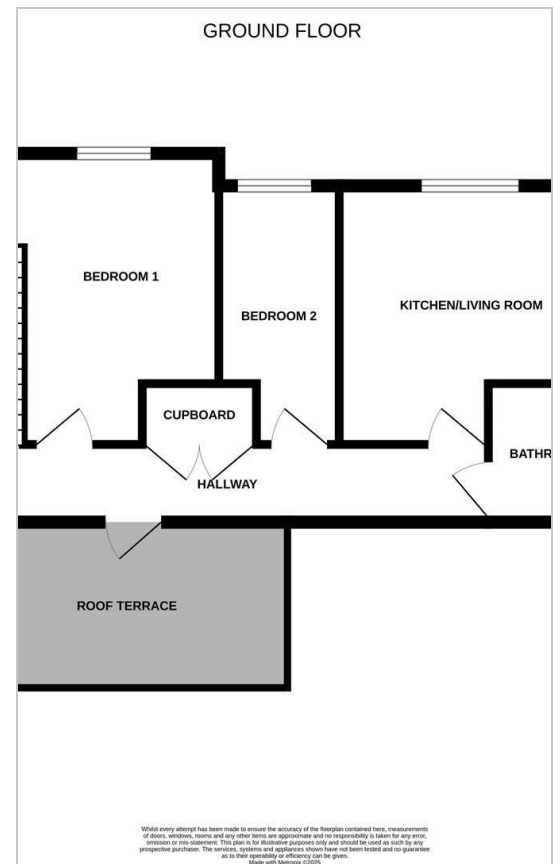
### Outside

Immediately outside the front door is a small paved area for bins and a small flower bed. A few metres from the property is a private tandem parking space for two cars and visitors parking space. The private roof terrace is well enclosed by high level brick walls and glazed balustrading. The area measures 4.45m x 2.95m and is paved for low maintenance.

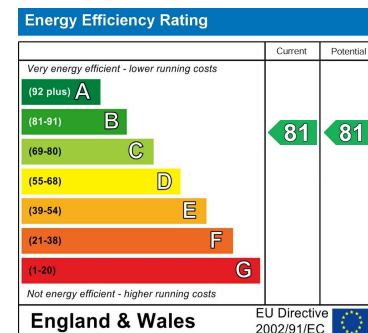
## Area Map



## Floor Plans



## Energy Efficiency Graph



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