

VENDITUM

RESIDENTIAL SALES

EST. 2004



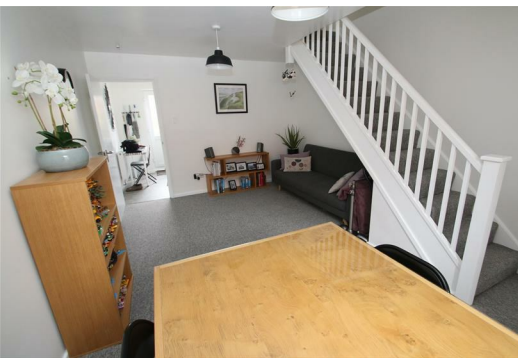
21 Gas Lane

Salisbury, SP2 7AN

£240,000



A greatly improved and beautifully presented two double bedroom house with the huge advantage of an allocated parking space located a short distance from Salisbury city centre and railway station. 21 Gas Lane is an extremely impressive property, finished to a particularly high standard throughout. The house is double glazed with gas central heating, the refitted kitchen and bathroom are finished to a particularly high standard with quality fittings. Outside 21 Gas Lane has a paved area of front garden with raised planter, the rear garden is private with a sunny aspect. The allocated parking space is a short distance to the rear with generous levels of on street residents parking also available. This property can only be appreciated by a visit and is offered for sale with no chain.



Proceed to the A360 Devizes Road turning right into Gas Lane.
Number 21 can be found on the left hand side.

Tiled floor.

Double glazed window to front with an open area under. Two radiators.

Refitted contemporary handle-less units with granite worksurface over. Inset Neff induction hob with oven under, space for washing machine and integral fridge. Inset 1 ¼ bowl sink unit with mixer tap. Space for table, radiator, double glazed door and window to rear garden. Ceiling spotlights.

Loft access.

Double glazed window to front aspect, radiator. Built in wardrobe cupboard housing Worcester Bosch gas boiler.

Double glazed window to rear aspect. Radiator.

Impressively refitted white suite comprising concealed cistern WC, vanity basin and double width shower enclosure with thermostatic controls. Tiled walls and floor, radiator, obscure double glazed window and ceiling spotlights.

To the front of the house is a paved area of garden with a well stocked brick planter. The rear garden is well enclosed by wall and wooden fencing, enjoying a sunny aspect . Immediately outside the kitchen is a paved patio area with step leading up to small area of lawn with path to rear access gate to footpath, bin store and planter. The allocated parking space is located a few metres from the house.

A map of Salisbury, England, showing the location of the Five Rivers Leisure Centre. The map includes labels for 'Five Rivers Leisure Centre' (marked with a green pin), 'Wilton Rd', 'Castle Rd', 'BEMERTON', 'Salisbury', and 'The Salisbury Museum' (marked with a purple pin). The Google logo and 'Map data ©2025' are also visible.

The image displays two floor plans for a property. The **GROUND FLOOR** on the left includes a **PORCH**, a **LIVING ROOM** with a fireplace and stairs leading **UP**, and a **KITCHEN** with a sink and a tiled floor. The **1ST FLOOR** on the right features **BEDROOM 1**, **BEDROOM 2**, a **BATHROOM**, a **LANDING** with stairs leading **DOWN**, and a **CUPBOARD**. Both plans are presented in a simple, schematic style with room names and key features labeled.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		77	82
England & Wales		EU Directive 2002/91/EC	

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