



## Flat 2, 71 Devizes Road

Salisbury, SP2 7LQ

£155,000



A light and airy first floor flat within this well finished and planned modern conversion, offered with vacant possession. Flat 2, 71 Devizes Road is a well proportioned property which is offered in excellent order throughout and can only be appreciated by a viewing. Features of note include double glazing, modern electric heating, entryphone system, modern kitchen and bathroom fittings. The well considered conversion has created an attractive and welcoming communal hallway as well as a private utility cupboard for the property which provides plumbing and space for a washing machine on the ground floor. Flat 2 is offered for sale with a new long lease and is ready for immediate occupation. The location provides fantastic access to the city centre and railway station.



## Location

Proceed to Devizes Road where number 71 can be found on your left hand side just before Ashley Road.

## Communal Front Door

Entry Phone

## Communal Hall

Stairs to first floor. Full height utility cupboard with plumbing and space for washing machine. Additional low level storage cupboard.

## First Floor Landing

Door to number two.

## Entrance Lobby

Wooden Flooring.

## Open Plan Living Room/Kitchen 16'4" x 11'9" extending to 15'3" (5m x 3.6m extending to 4.65m )

Kitchen area with matching wall and base units with worksurface over and with wooden flooring throughout. Inset stainless steel sink unit with mixer tap. Inset electric hob with oven under and extractor hood over, space for fridge/freezer. Tiled splashbacks and double glazed window to rear aspect.

Seating/Dining Area – Double glazed window to rear aspect. Electric night storage heater, entryphone and storage cupboard.

## Bedroom 12'7" extending to 13'11" x 10'9" (3.85m extending to 4.25m x 3.3m )

Twin double glazed windows to front aspect. Built in double wardrobe plus additional fitted wardrobe, electric night storage heater, wooden flooring, television aerial point and ceiling spotlights.

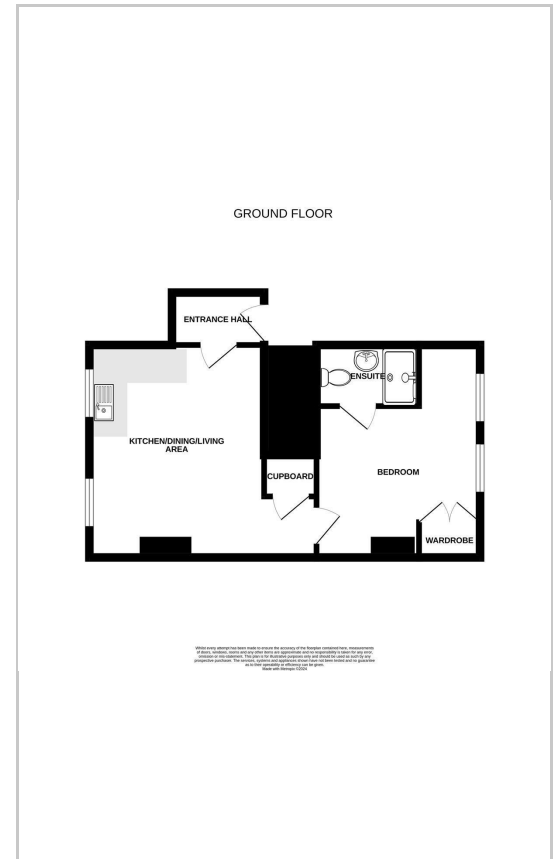
## En-Suite

Matching white WC, basin and generous shower enclosure with electric shower over. Heated towel rail and extractor fan.

## 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			
		75	79
England & Wales		EU Directive 2002/91/EC	

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