



45 Montgomery Gardens

Salisbury, SP2 7UG

Guide price £250,000



A beautifully presented two double bedroom home within a mature and peaceful cul-de-sac. 45 Montgomery Gardens is a greatly improved property with a huge number of benefits only appreciated by a viewing. The house is double glazed with gas heating (recently replaced boiler) as well as modern kitchen and bathroom, the general decorative condition of the house is excellent throughout. A particular feature of the house is its very attractive rear garden which benefits from a Southerly aspect. Montgomery Gardens is a small mature development with a good number of amenities in walking distance, the railway station and city centre are also within easy reach. An early internal viewing of this property is highly advised.



Directions

Proceed on the A360 Devizes Road proceeding over the mini roundabout at Highbury Avenue, turn left into India Avenue. Follow the road turning left into Christie Miller Road as the road bends to the right. Follow this road as it bends left turning right into Montgomery Gardens. Number 45 can be found on the left hand side.

Entrance Hall

Double glazed front door. Stairs to first floor with cupboard under. Radiator. Laminate flooring.

Kitchen 11'9" x 5'10" (3.6m x 1.8m)

Matching wall and base units with worksurface over. Inset electric hob with oven under and extractor hood over. Space for fridge/freezer and washing machine. Stainless steel sink unit with tiles splashbacks. Wall mounted gas boiler and radiator. Water softener. Double glazed window to front.

Lounge 13'1" x 11'9" (4m x 3.6m)

Double glazed sliding doors to rear garden. Two radiators. Television aerial point and laminate floors.

First Floor Landing

Access to loft.

Bedroom One 11'9" x 9'0" (3.6m x 2.75m)

Double glazed window to rear aspect. Radiator.

Bedroom Two 9'2" x 8'6" (2.8m x 2.6m)

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Double glazed box bay window to front aspect. Radiator. Built in double wardrobe with mirrored sliding doors. Built in linen cupboard and additional storage cupboard.

Bathroom

Refitted white suite with push button WC, vanity wash hand basin and panelled bath with electric shower over. Tiled splashbacks, heated towel rail, shaver point, extractor fan and spotlights.

Outside

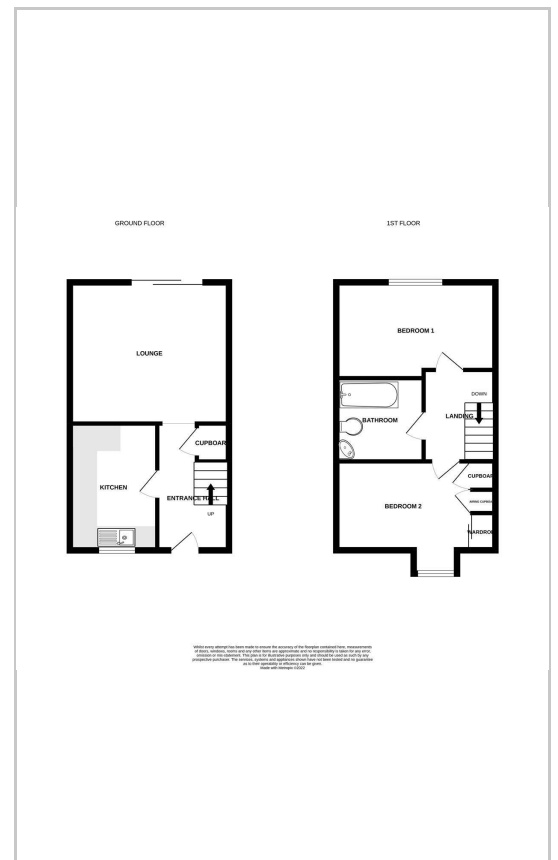
The property has two allocated parking spaces. Small area of front garden with pathway to front door.

The rear garden is a really attractive space which has been landscaped by the current owner, also enjoying a Southerly aspect. Gravelled and paved seating area, step down to further paved area, lawn and small flower bed. Further planted flower bed and garden shed. Well enclosed by wooden fencing and gate to rear.

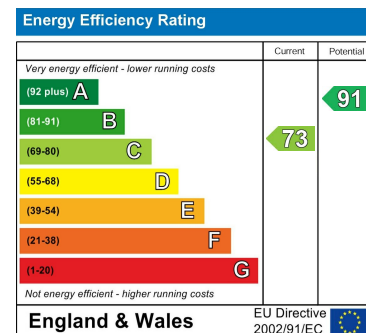
Area Map



Floor Plans



Energy Efficiency Graph



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