



23B Clifton Road

Salisbury, SP2 7BP

£199,950



A generous first and second floor maisonette a short distance from the city centre and railway station.



23b Clifton Road forms part of a contemporary conversion of this character property, the property provides spacious and airy accommodation and would make an ideal first time purchase, city base or investment. The current owners have carried out a good number of improvements resulting in a very well presented property throughout, highlights include the open plan lounge and refitted kitchen, two double bedrooms, two bathrooms and gas fired central heating. The property is sold with a share of the freehold, thus avoiding large service charges. An early internal viewing is essential to appreciate this property fully.

Directions

Proceed to the A360 Devises Road turning right into Clifton Road, 23b can be found on the left hand side.

Communal Entrance Hall

Stairs to first floor.

First Floor Landing

Stairs to Second Floor.

Sitting Room 13'5" x 11'9" (4.1m x 3.6m)

Double glazed window to front aspect. Radiator. Television aerial and telephone point.

Kitchen 7'10" x 7'10" (2.4m x 2.4m)

Refitted high gloss wall and base units with worksurface over. Inset stainless steel gas hob, with oven under and extractor hood over. Full size integral dishwasher, space for washing machine, tumble dryer and fridge/freezer, inset stainless steel sink unit with mixer tap. Ceiling spotlights.

Bedroom Two 9'10" x 7'6" (3m x 2.3m)

Well-proportioned double bedroom with double glazed window to rear aspect. Radiator.

Bathroom

White suite comprising push button WC, pedestal sink and panelled bath with mixer tap/shower attachment over and screen. Tiled splashbacks and floor, double glazed window to rear aspect and heated towel rail.

Second Floor

Bedroom One 17'8" x 12'5" (5.4m x 3.8m)

Two zones with super-king sized sleeping area with low level eaves storage cupboards and radiator. Dressing area with radiator and double doors to the rear aspect with 'Juliette' style balcony.

En-Suite – White suite comprising push button WC, pedestal sink and shower enclosure with thermostatic controls and tiled splashbacks. Heated towel rail, double glazed window to rear aspect.

Outside

The property sits within parking zone D providing on-street residents parking bays.

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		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.