



11 Nightingale Walk

Salisbury, SP2 7HH

Asking price £185,000



A lovely garden maisonette with conservatory extension quietly tucked away in this popular residential location. 11 Nightingale Walk is a well presented ground floor maisonette with a private garden and two allocated parking spaces, for sale with a share of the freehold and a long lease. The property is double glazed with gas heating and has been cleverly extended with a UPVC double glazed conservatory overlooking the private garden. Offered for sale with vacant possession the property offers affordable single storey living in an established residential area close to amenities and bus stops, the property would make an ideal option for anyone looking to downsize, buy their first home, or buying to let. An internal viewing is essential. Nightingale Walk sits within a small modern development just off St Gregorys/India Avenue, the location provides excellent access to the city centre and railway station.



Directions

Proceed to the A360 Devizes Road turning left into India Avenue. As the road bends sharply to the right bear left into Christie Miller Road. Follow the road for a short time and turn left where Nightingale Walk can be found ahead of you.

Double Glazed Front Door to:

Entrance Lobby

Door to:

Sitting Room 12'5" x 12'7" (3.8m x 3.85m)

Double glazed window to front aspect. Two radiators.

Inner Hall

Built in double storage cupboard.

Kitchen 13'1" x 5'8" (4m x 1.75m)

Matching range of wall and base units with work surface over. Inset gas hob with extractor hood and oven under. Space for fridge/freezer and washing machine. Inset stainless steel sink unit with mixer tap. Tiled splashbacks. Wall mounted gas boiler and radiator. Laminate floor. Double glazed door to:

Conservatory 7'4" x 8'8" (2.25m x 2.65m)

Providing lovely view over the gardens with double glazed elevations, doors to side. Laminate floor.

Bedroom 9'10" x 8'8" (3m x 2.65m)

Double glazed window overlooking the rear garden, radiator, built in double wardrobe with sliding doors.

Bathroom

WC, pedestal basin and panelled bath with electric shower over. Tiled splashbacks, obscure double glazed window to side. Radiator. Laminate flooring.

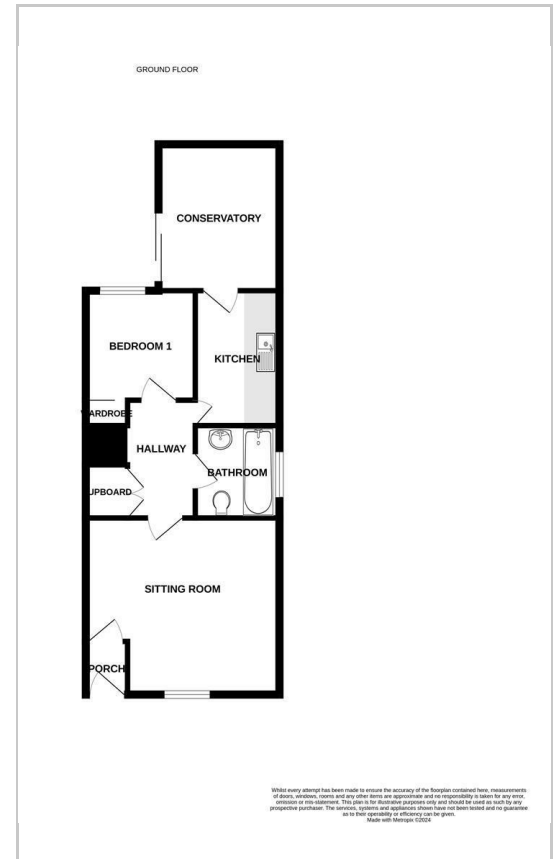
Outside

Immediately to the front of the property is a parking area with two allocated parking spaces. Steps to front door and high level pedestrian gate to side. The rear garden is very well enclosed by wooden fencing and is particularly private. Immediately outside the conservatory is a paved patio area which leads to a side path and steps up to the main garden area. The steps pass a range of mature shrubs and bushes, beyond is a gravelled/paved seating area and garden shed.

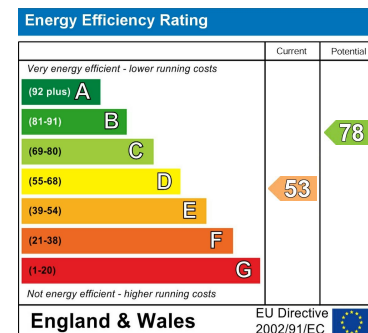
Area Map



Floor Plans



Energy Efficiency Graph



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