

VENDITUM

RESIDENTIAL SALES

EST. 2004



32 West Street

Salisbury, SP2 7SQ

£229,950



A city centre house offered for sale in good order throughout and with vacant possession. 32 West Street is a modernized property with double glazing, gas heating via modern combination boiler, contemporary kitchen and bathroom fittings. Despite being decoratively well presented throughout, the property does offer huge scope to personalise. Accommodation comprises sitting room with log burner, dining room, kitchen, two bedrooms and first floor bathroom. The property has a small area of private space to the rear with pedestrian access. West Street is a quiet one way road tucked off of Fisherton Street, the railway station is a short walk as well as the city centre and Elizabeth Gardens. This lovely location provides a great balance for those looking for a peaceful city centre base. An early viewing is advised.



Directions

West Street can be found off Fisherton Street with number 32 located near its junction with North/South Street.

Front Door to:

Sitting Room 11'6" max x 11'7" (3.52m max x 3.55m)

Double glazed sash style window to front aspect, log burner with tiled hearth, radiator and low level electrics cupboard.

Dining Room 11'1" x 11'7" max (3.4m x 3.55m max)

Double glazed window to rear aspect, tiled fire recess, radiator, stairs to first floor with open area under semi-open plan to:

Kitchen 11'11" x 6'0" (3.65m x 1.85m)

Matching range of wall and base units with worksurface over, inset electric hob with oven under and extractor hood. Space for washing machine and undercounter refrigerator. Inset stainless steel sink unit with mixer tap and tiled splashbacks, radiator, double glazed window to side and part glazed door to rear.

First Floor Landing

Bedroom One 11'7" x 11'7" max (3.55m x 3.55m max)

Double glazed sash style window to front aspect, radiator and picture rail.

Bedroom Two 12'1" x 6'0" (3.7m x 1.85m)

Double glazed window to rear aspect, radiator and ceiling spotlights.

Bathroom 10'11" x 5'11" (3.35m x 1.82m)

White suite comprising push button WC, pedestal basin and panelled 'shower' bath with thermostatic shower over and glazed screen. Tiled splashbacks, heated towel rail, obscure double glazed window, ceiling spotlights and extractor fan.

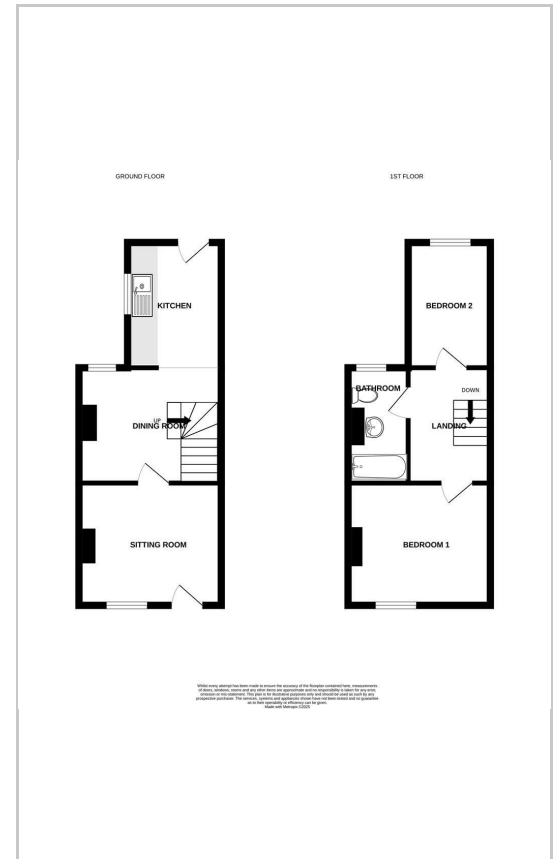
Outside

To the rear of the house is a small area and side return laid to gravel and enclosed by picket fencing which provides space for bins and potted plants. Pedestrian access to North Street.

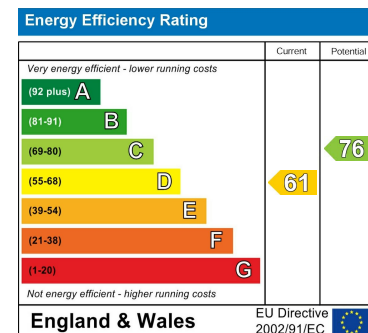
Area Map



Floor Plans



Energy Efficiency Graph



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.