



13 Nadder Terrace Churchfields Road

Salisbury, SP2 7NN

£199,950



Two double bedroom house with huge benefit of off road parking a short walk from the railway station and city centre.



13 Nadder Terrace benefits from double glazing and gas heating, however, the house could benefit from some improvement/modernisation. On the ground floor is an entrance lobby, 7.5m open plan living room/kitchen, rear lobby and shower room, on the first floor are two double bedrooms and useful boxroom (which could be converted into a bathroom). Outside the majority of garden sits to the front of the house with a good size parking area as well as a paved seating area, to the rear is a small covered courtyard. The property has been successfully let for some years and could continue to be a great investment property, alternatively 13 Nadder Terrace could make a great city base. The location is hugely appealing as the terrace is quietly tucked off Churchfields Road yet is within such a short distance of the railway station, Churchfields Industrial Estate and city centre.

Directions

Proceed to Churchfields Road turning into Nadder Terrace, Number 13 can be found toward the top on your right hand side.

Entrance Lobby

Double glazed window. Laminate floor.

Sitting Room/Kitchen 11'9" x 24'7" (3.6m x 7.5m)

Sitting Area (3.55m x 3.6m)

Double glazed area to front aspect. Radiator. Telephone point and laminate floor. Spiral staircase to first floor.

Kitchen Area – Matching shaker style wall and base units with work surface over. Fitted gas hob, electric oven and extractor hood. Space for fridge/freezer, inset steel sink with mixer tap and tiled splashbacks. Space for table, radiator and laminate floor.

Rear Lobby

Double glazed door to rear.

Shower Room

White WC, pedestal basin and tiled shower enclosure with thermostatic controls. Panelled walls, tiled floor, radiator and obscure double glazed window.

First Floor Landing

Access to loft space.

Bedroom One 3.6m x 4.4m max reducing to 2.8m

Double glazed window to rear aspect. Radiator.

Boxroom 8'6" x 5'6" (2.6m x 1.7m)

Wall mounted Worcester boiler. Power and light. NB This room could be converted to create a first floor bathroom (subject to consent).

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

Double glazed window to front aspect. Radiator.

Outside

To the front of the property is a paved parking area providing space for one vehicle. Low level brick wall screens a small paved area with raised flower beds.

Covered Rear Courtyard (2.7m x 1.5m)

Enclosed by high level wall. External plumbing point and socket for washing machine.

Agents Note – The property has a contemporary spiral staircase, a traditional staircase could be easily fitted in a way that could also provide private access to the box room (subject to building regulations).

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	

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