



## 10 Montgomery Gardens

Salisbury, SP2 7UQ

£189,950



A lovely garden maisonette quietly tucked away in this mature residential location. 10 Montgomery Gardens is a generous one bedroom property offered for sale in generally very good order throughout, but also offers huge potential to personalise. Outside, 10 Montgomery Gardens has two allocated parking spaces and private front and rear gardens. Offered for sale with vacant possession the maisonette benefits from a very long lease (954 years remaining) and minimal running costs. Montgomery Gardens is a small mature development on the Western side of Salisbury, a good array of useful amenities including convenience stores and bus stops are within walking distance. The location also gives great access to the city centre and railway station. This is a very rare opportunity to acquire a property of this type and an early internal viewing is highly advised.



## Directions

Proceed on the A360 Devizes Road out of Salisbury city centre passing straight over the mini roundabout at Highbury Avenue. Turn left onto India Avenue, as the road bends to the right turn left into Christie Miller Road. Follow the road as it bends to the left where Montgomery Gardens can be found on your right.

## Double Glazed Front Door to:

### Entrance Lobby

Radiator. Part glazed door to sitting room.

### Sitting Room 12'7" x 12'7" (3.85m x 3.85m )

Double glazed window to front, double radiator, telephone and television aerial point. Door to:

### Inner Hall

Double width storage cupboard.

### Kitchen 13'1" x 5'6" (4m x 1.7m )

Well refitted matching wall and base units with work surface over. Inset gas hob, eye level oven and microwave. Plumbing and space for washing machine and fridge/freezer. Wall mounted gas boiler, radiator, inset stainless steel sink unit with mixer tap, tiled splashbacks and double glazed window overlooking the rear garden.

### Bedroom One 11'3" x 8'10" (3.45m x 2.7m )

Double glazed doors to garden room, built in triple wardrobe and radiator.

### Garden Room 8'10" x 7'8" (2.7m x 2.35m )

Double glazed window to side and rear, double glazed door to rear. Tiled floor.

### Bathroom

White WC, vanity basin and tiled shower enclosure with thermostatic shower. Tiled splashbacks, radiator and extractor fan.

## Outside

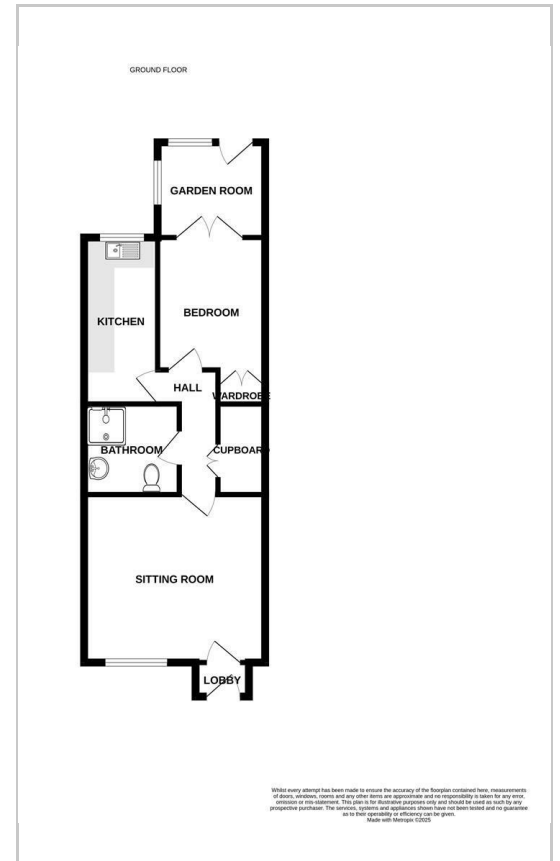
To the front of the property is an attractive brick paved area with a well stocked raised flower bed. Outside light.

The rear garden is a lovely private space overlooking trees. The garden is predominantly paved for low maintenance, selection of flower beds, and shared access pedestrian path to rear.

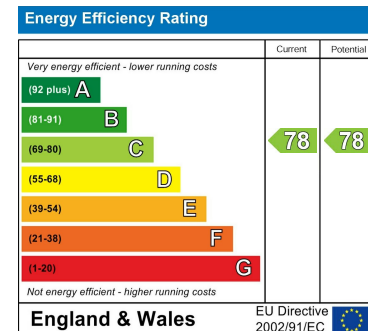
## Area Map



## Floor Plans



## Energy Efficiency Graph



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