



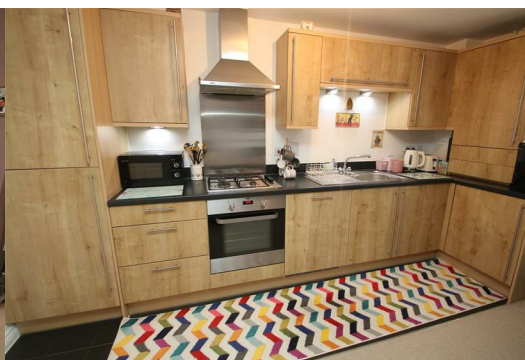
2 Jay Rise

Salisbury, SP2 7FL

£229,950



A spacious and well arranged first floor maisonette with the huge benefit of private off road parking and private outside space. 2 Jay Rise is a well presented property well positioned within this small development constructed in 2014. The well considered accommodation comprises entrance hall, landing/hallway, generous open plan living room/kitchen with integral appliances, two bedrooms and bathroom. Outside 2 Jay Rise has a lovely private roof terrace and tandem parking for two cars a few metres from its front door. Jay Rise is a quiet development off Highbury Avenue a short walk from convenience shops and bus stops, the location also provides excellent access to the city centre and railway station. An internal viewing is essential.



Directions

Take the A360 Devizes Road turning left into Highbury Avenue. Turn left into Jay Rose where number two can be found on your left.

Private Front Door to:

Entrance Hall

Double glazed window to side and door to roof terrace. Substantial storage cupboard (currently used as study/workspace).

Open Plan Living Room/Kitchen 14'3" x 13'11" (4.35m x 4.25m)

Lovely open plan space with double glazed window to front aspect, radiator.

The kitchen area has a great range of contemporary wall and base units with work surface over. Integral hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine/dryer. Inset stainless steel sink unit and wall mounted gas boiler.

Bedroom One 15'1" x 14'9" reducing 11'3" (4.6m x 4.5m reducing 3.45m)

Double glazed window to front aspect and radiator.

Bedroom Two 13'11" x 6'0" (4.25m x 1.85m)

Double glazed window to front aspect, radiator and access to loft space.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over and glazed screen. Tiled splashbacks, heated towel rail and extractor fan.

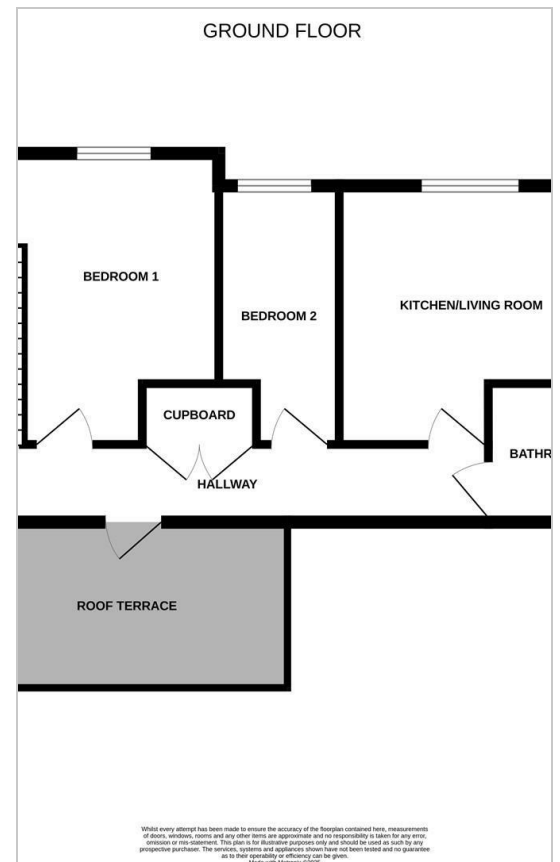
Outside

Immediately outside the front door is a small paved area for bins and a small flower bed. A few metres from the property is a private tandem parking space for two cars and visitors parking space. The private roof terrace is well enclosed by high level brick walls and glazed balustrading. The area measures 4.45m x 2.95m and is paved for low maintenance.

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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