



41 Braemar Rise, Salisbury, Wiltshire, SP1 3QD

Guide Price £245,000 Leasehold - Share  
of Freehold

## Exceptionally spacious ground floor maisonette offered in good order together with private garden and garage.

### Description

An exceptionally well proportioned and spacious two bedroom ground floor maisonette with an unusually large southerly aspect garden and a separate garage/store. Offered in good order throughout, the accommodation comprises an entrance porch with deep storage cupboard, hallway, sitting room with fireplace and gas fire, kitchen with a good range of units, sunroom, two double bedrooms and bathroom. Further benefits include PVCu double glazing, front and rear gardens and gas central heating. Braemar Rise is an established and popular residential area on the north side of the city and there is a useful Co-op store on the nearby Castle Road.

### Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

#### Porch

Deep storage cupboard.

#### Entrance Hall

Shelved linen/storage cupboard.

#### Sitting Room

Sliding doors to garden, ornamental fireplace surround with slate hearth and inset living flame gas fire.

#### Kitchen

Fitted with a good range of base and wall units with work surfaces over and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, double electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, tile effect floor, built in larder cupboard, door to:D

#### Sun Room

Windows to sides, door to garden.

#### Bedroom One

Built in double wardrobe.

#### Bedroom Two

Built in double wardrobe.

### Bathroom

White suite of panel bath with thermostatic mixer tap over, wc with concealed cistern and hand basin with cupboard below. Part tiled walls, heated towel rail.

### Outside

The property has a front garden with path to front door, lawn, hedging, flower bed and shrubs. (The first floor maisonette has access though the front garden). Rear pedestrian access leads to the rear garden which is enclosed by hedging and fencing. A large two level paved patio leads to lawn with flower beds, shrubs and trees. 2 Wooden garden sheds.

### Detached Garage

In a separate area to the other side of Braemar rise.

### Services

Mains gas, water, electricity and drainage are connected to the property.

### Outgoings

The Council Tax Band is B and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25

### Tenure

999 year lease with approximately 930 years remaining. Share of freehold. No ground rent.

### Directions

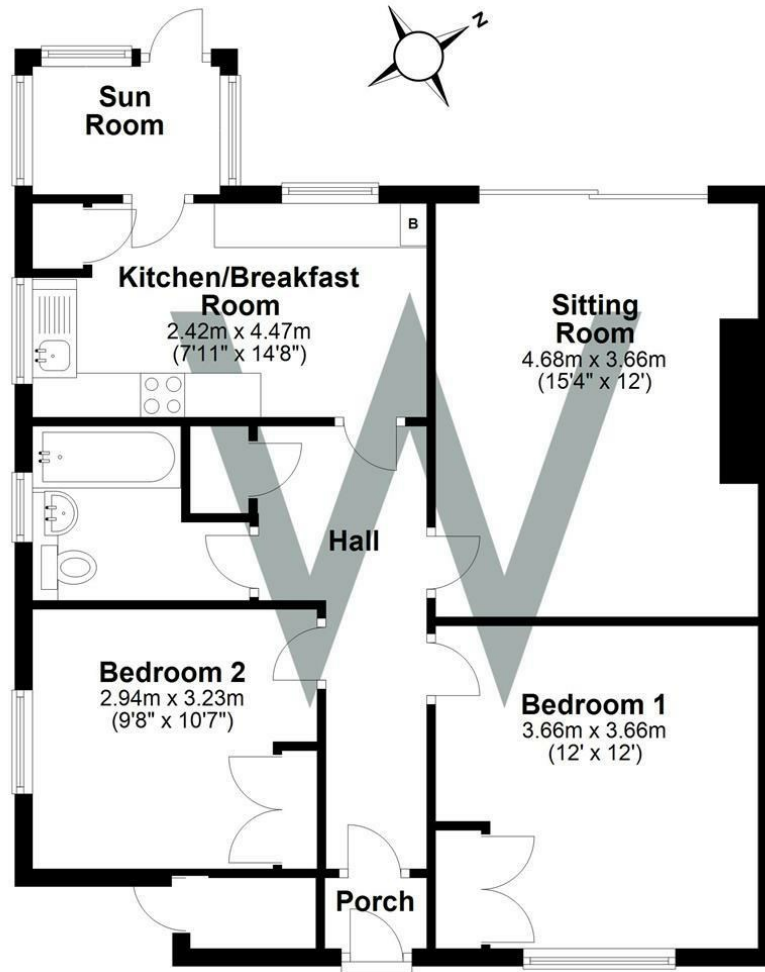
From our offices in Castle Street proceed away from the city centre and at the roundabout continue in to Castle Road. At the mini roundabout turn right in to St Francis Road, right into Thistlebarrow Road and then first left in to Sunnyhill Road. At the top of the hill turn right in to Braemar Rise and then take the next right. The property can be found at the end on the right hand side.

### WHAT3WORDS

What3Words reference is: ///blending.headlight.horses

# Ground Floor

Approx. 71.1 sq. metres (765.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**WHITES**  
 Castle Chambers, 47  
 Castle Street, Salisbury,  
 Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

