



25a Festival Avenue, Salisbury, Wiltshire, SP2 9HE

Guide Price £175,000 Leasehold

A two bedroom purpose built ground floor flat with a large garden and offered to the market with no onward chain.

Description

The property is a spacious two bedroom ground floor flat which is offered to the market with no onward chain. The well presented accommodation comprises a communal entrance hallway with a spacious storage shed and a private hallway which leads to all the rooms. There is a sitting room with a door leading in to the rear garden. The kitchen has an attractive range of units and an integrated oven and hob. There are two good sized bedrooms and an attractively fitted shower room. All the windows are PVCu double glazed and there is gas central heating. A particular feature of the property is the large rear garden and there are also two useful brick storage sheds. The property is located in a quiet cul de sac position and nearby amenities include a convenience store and post office and a nearby bus route which leads to the city centre which lies approximately two miles away.

Property Specifics

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

Communal Entrance Hall

Storage cupboard, part glazed door to:

Entrance Hall

Wood effect floor, radiator, cupboard housing Glow Worm gas boiler.

Sitting Room 14'0" x 13'5" both max (4.28m x 4.11m both max)

Window and door to rear garden, radiator, TV point, wood laminate floor.

Kitchen 13'4" x 8'2" (4.08m x 2.50m)

Fitted with base and wall units, stainless steel sink and drainer under window to front, integrated electric oven with four ring hob and extractor over, space/plumbing for washing machine and slimline dishwasher, space for fridge/freezer, radiator.

Bedroom 1 11'5" x 11'5" (3.48m x 3.48m)

Window to rear, porthole window to side, TV point, radiator, picture rail.

Bedroom 2 11'5" x 6'10" (3.48m x 2.10m)

Window to rear, radiator, TV point.

Shower Room

Fitted with a white suite comprising large shower cubicle with rainfall shower head and wet boarded walls, pedestal wash hand basin, low level WC, heated towel rail, obscure glazed window to side.

Outside

The large rear garden is mainly lawned with a gravelled and timber decked area at the end and has well stocked flower borders. There is a gate which provides a right of way across a neighbouring garden in order to access two lockable, brick built storage sheds.

Tenure

Leasehold with a 125 year lease from 1989. The ground rent is £10 per annum and the latest half yearly service charge was £161.

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.

Directions

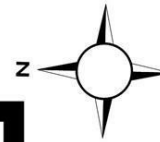
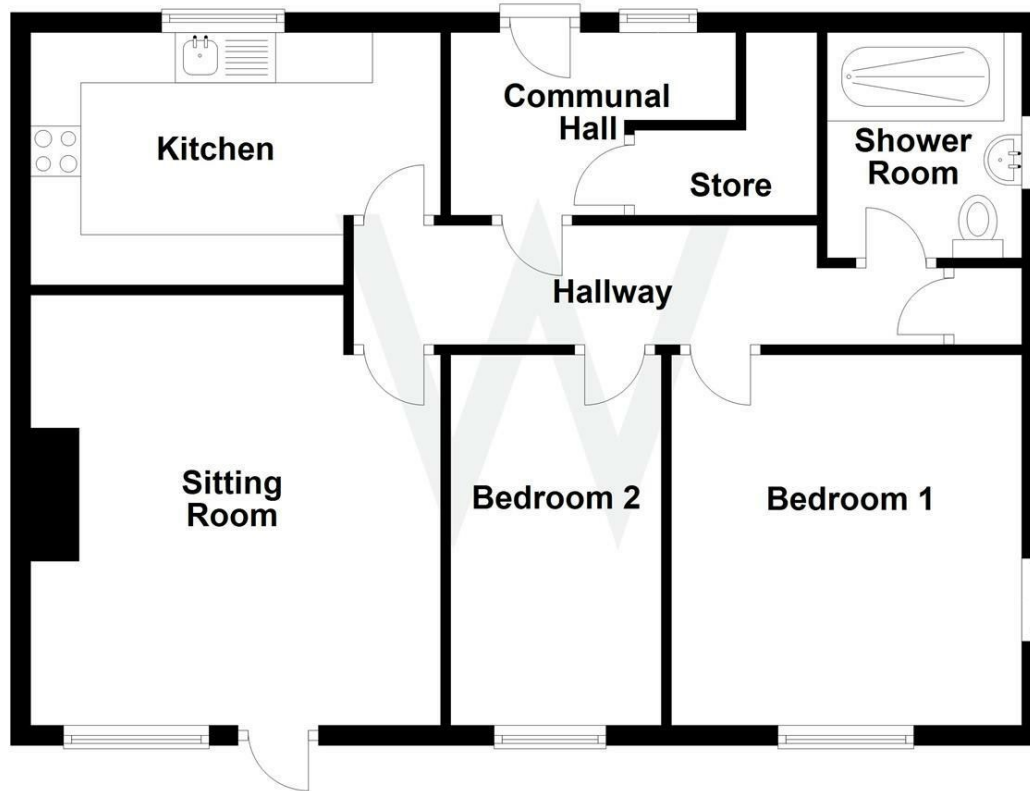
Leave Salisbury on the A36 Wilton Road and at Skew Bridge turn right. Turn left at the mini roundabout into Pembroke Road and take the next left to continue along this road. take the second right in to Festival Avenue and continue to the top and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///salsa.shield.cape](https://www.what3words.com/salsa.shield.cape)

Floor Plan

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 sq. feet)



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

WHITES

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