



18 Horse Barrow, Winterbourne Gunner, Salisbury, Wiltshire, SP4 6ND

Guide Price £169,950 Leasehold

**A really spacious ground floor flat, recently redecorated and carpeted but with potential for further improvement.**

### **Description**

A really spacious ground floor flat, recently redecorated and carpeted but with potential for further improvement. Heating is by night storage heaters and there are double glazed windows and doors. A further benefit is its own private rear garden which is part lawn part paving and has a storage shed. There is communal parking and rear pedestrian access to the garden. Highly recommended for an internal inspection.

### **Communal Hall**

Security main entrance door.

### **Entrance Hall**

Double built in cupboard with cupboard above housing electricity consumer unit.

### **Living Room**

Bay window to front elevation, built in cupboard.

### **Kitchen**

Range of work surfaces with base and wall mounted cupboards, inset 4 ring electric hob with extractor hood over, built in oven, one and a half bowl sink unit with mixer tap over, space and plumbing for washing machine, further appliance space.

### **Bedroom 1**

Double built in wardrobe.

### **Bedroom 2**

Double doors to garden.

### **Bathroom**

White suite of panel bath, wc and hand basin. Shelved airing cupboard housing hot water tank.

### **Outside**

There is a good garden to rear, enclosed by timber fencing and with rear pedestrian access gate. Laid to lawn and paving, water tap.

### **Services**

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

### **Directions**

Proceed out of Salisbury on the A30 London Road, passing the Crematorium and Bishopdown on the left hand side. At the roundabout take the second exit underneath the railway bridge. At the next roundabout turn left onto the A338 and proceed through the Winterbournes. Go through Winterbourne Gunner and as the road turns sharp left, bear right into Gomeldon Road and immediately right into Thorneydown Road. Take the first on the left into Salt Lane and first right into Horse Barrow where No. 18 will be seen on the right hand side.

### **Outgoings**

The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1641.37.

### **WHAT3WORDS**

What3Words reference is: [///retina.wonderful.tacky](https://www.what3words.com/retina.wonderful.tacky)

### **Tenure**

Maintenance £175 per annum currently. Ground rent £10 per annum. Lease has 96 years to run.







