

GROUND FLOOR
APPROX. FLOOR
AREA 23.6 SQ.M.
(254 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 23.6 SQ.M.
(254 SQ.FT.)

TOTAL APPROX. FLOOR AREA 47.3 SQ.M. (509 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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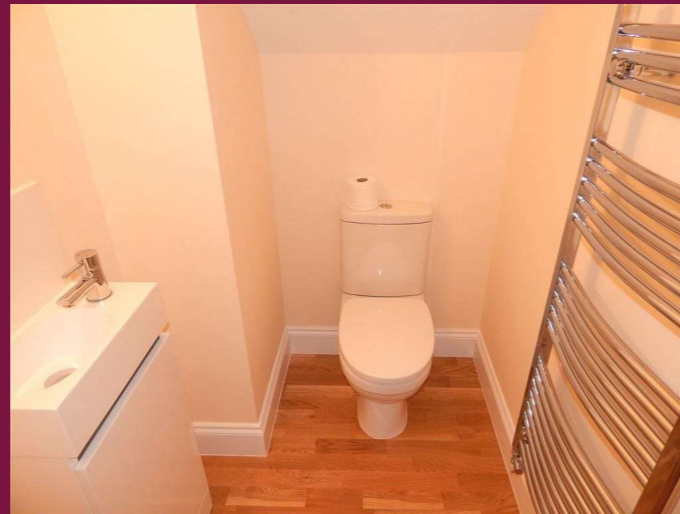
2 Dawn Row,
Salisbury, Wiltshire SP2 7FN

£215,000 Freehold

We are pleased to offer to market this lovely one bedroom freehold house, set in a convenient location to Salisbury Train Station and City Centre. The ground floor accommodation comprises of; lounge 11'0" x 10'2", downstairs cloakroom, kitchen / breakfast room opening onto a rear garden. On the first floor the house offers a bright double bedroom and modern bathroom. This smart modern house would make an ideal investment property with a current rental value of £800pcm or the perfect first home. Other benefits include; gas central heating, double glazing and is being sold with no forward chain.

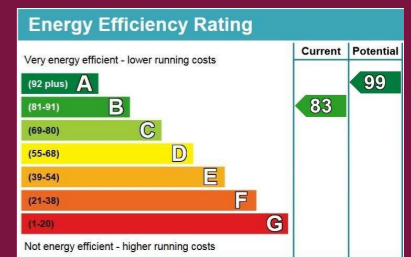
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- MODERN ONE BEDROOM HOUSE
- WOULD MAKE AN IDEAL INVESTMENT OR FTB
- FREEHOLD
- REAR GARDEN AREA
- SOLD WITH NO CHAIN
- GAS CENTRAL HEATING
- CLOSE TO CITY CENTRE AND TRAIN STATION
- DOUBLE GLAZING
- VIEWING ESSENTIAL



Hallway

Downstairs Cloakroom

Lounge / Dining Room 11'7" (3.53m) max x 10'2" (3.09m) max

Kitchen 10'2" (3.09m) max x 6'0" (1.82m) max

First Floor Landing

Bedroom 11'7" (3.53m) max x 10'2" (3.09m) max

Bathroom 10'2" (3.09m) max x 7'11" (2.42m) max

Rear Garden Area

Agents Note:

This property is currently tenanted, and the pictures used are pre tenancy to respect the current tenants' privacy.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.