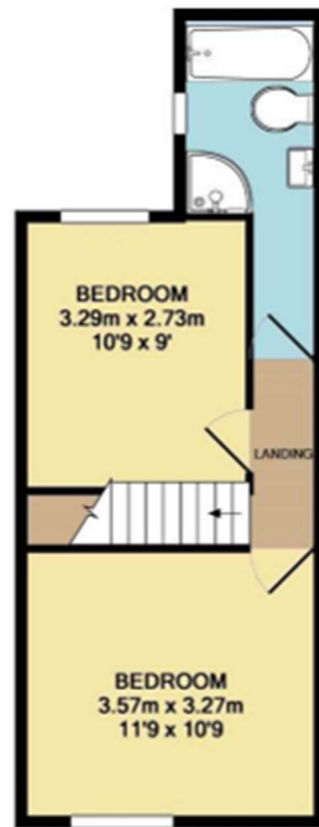


GROUND FLOOR  
APPROX. FLOOR  
AREA 34.5 SQ.M.  
(371 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 29.9 SQ.M.  
(322 SQ.FT.)

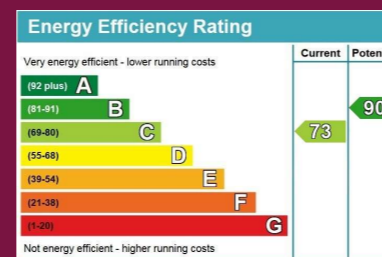
TOTAL APPROX. FLOOR AREA 64.4 SQ.M. (693 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2019



48 Greencroft Street,  
Salisbury, Wiltshire SP1 1JE

£245,000 Freehold

We are pleased to offer to market this extended and well presented property set in a popular location near to Greencroft Park. The accommodation comprises of; lounge a well presented kitchen / diner measuring 20'11" max x 11'9" with doors opening onto the rear garden. On the first floor the house offers two double bedrooms and modern family bathroom. Other benefits include a pleasant rear garden, double glazing and gas central heating. Being sold with no chain, Greencroft Street is near to central Salisbury and its range of associated amenities. Council Tax Band C. EPC Rating C.



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

- TWO BEDROOM MIDD TERRACE
- STUNNING KITCHEN / DINER MEASURING 20'11" MAX
- TWO DOUBLE BEDROOMS
- PLEASANT REAR GARDEN
- SOLD WITH NO FORWARD CHAIN
- CLOSE TO GREENCROFT PARK
- VIEWING ESSENTIAL
- GAS CENTRAL HEATING
- GREAT CENTRAL LOCATION NEAR TO AMENITIES



Lounge 11'9" max x 10'9" max (3.57m x 3.27m)

Kitchen / Dining Room 20'11" max x 11'9" max (6.38m x 3.57m)

First Floor Landing

Bedroom One 11'9" max x 10'9" max (3.57m x 3.27m)

Bedroom Two 10'9" max x 9' max (3.29m x 2.73m)

Family Bathroom

Rear Garden

Agents Note- Draft Copy of particulars

### Agents Note

This property is currently let and the pictures were taken pre tenancy, these photographs have been used to protect the tenants privacy, but please do speak to the team if you have any questions regarding the marketing and before arranging a viewing.

### 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.