



GEORGE STREET, WILTSHIRE, SP2 £200,000 FREEHOLD

Winkworth



29 GEORGE STREET, WILTSHIRE, SP2 7BA

We are pleased to offer to market this two-bedroom semi-detached property set in a popular and central Salisbury location.

The accommodation comprises on the ground floor of; entrance hallway, open plan living/dining room, kitchen and utility room/downstairs loo. On the first floor the house offers two double bedrooms and a family bathroom. Other benefits include an enclosed rear garden with side access and permit parking.

AT A GLANCE:

- Living/Dining Room
- Kitchen
- Utility Room/Downstairs Loo
- Two Double Bedrooms
- Family Bathroom
- Rear Garden

SERVICES:

- Mains water, electricity, gas and drainage
- EPC Band: D
- Council Tax Band: C

AUCTION NOTES

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Being sold via Secure Sale online bidding.

Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



AUCTIONEERS ADDITIONAL COMMENTS

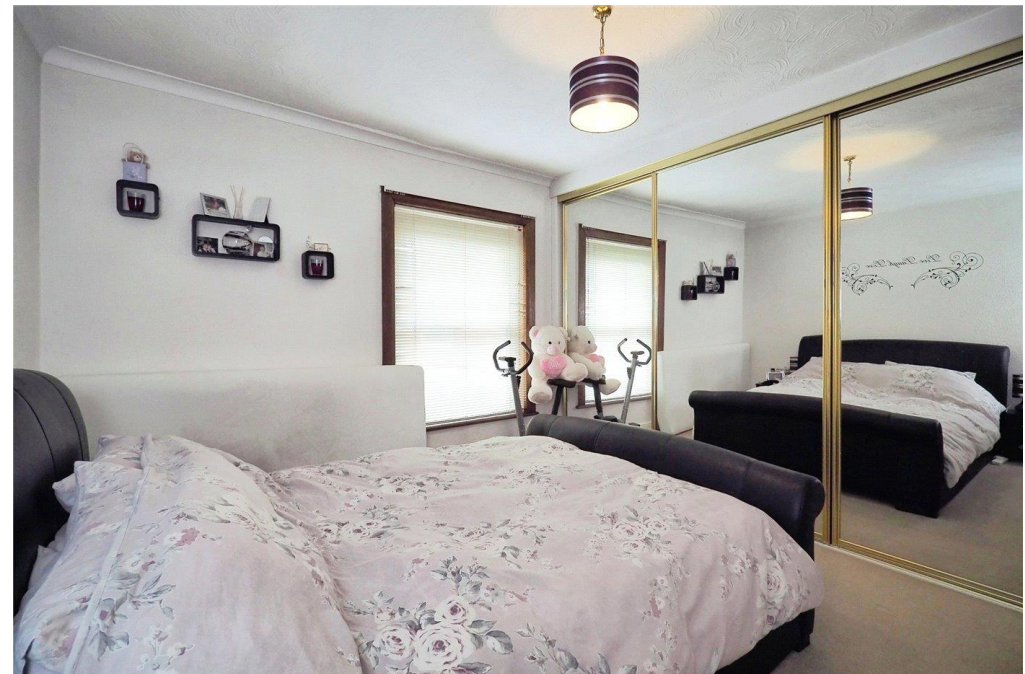
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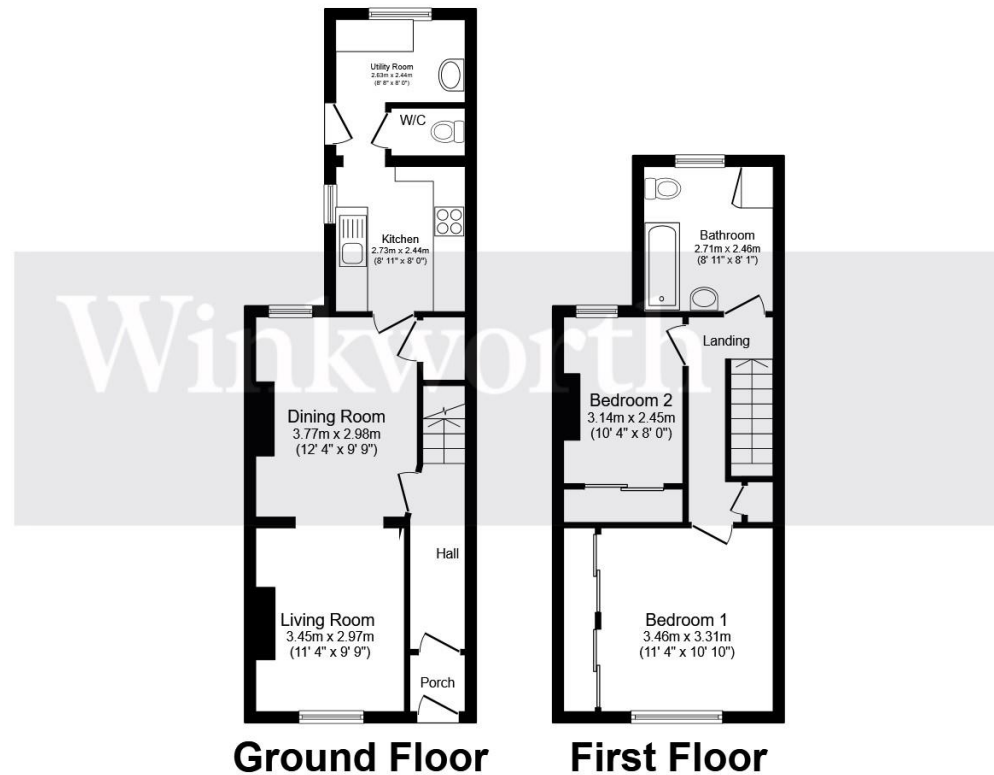
LOCATION

The property is located just on the western edge of the city centre within reach of the main line railway station as well as the city centre. There are local shops by St Paul's roundabout and a local bus service running to the city centre. Here there are a good variety of shops and supermarkets, a wide variety of schools, leisure facilities including a cinema and playhouse and the main line railway station.

DIRECTIONS

Proceed to St Paul's roundabout taking the Devizes Road exit. Turn immediately right into York Road where George Street can be found third on the left.





Total floor area 79.3 m² (853 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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