33 Hazel Close, Bemerton Heath, Salisbury, Wiltshire, SP2 9JJ

£159,950 Leasehold

A spacious ground floor two bedroom flat offered to the market with no onward chain.KITCHEN/BREAKFAST ROOM**SITTING/DINING ROOM**EXCELLENT STORAGE****

Description
The property is a spacious, purpose built ground floor flat which is offered to the market with no onward chain. Situated at the end of a cul de sac, the well proportioned accommodation comprises an entrance hallway with two large storage cupboards/areas and a sitting room/dining room with a double aspect with a balcony and a balcony together with a view over an open grassed area. There is a kitchen/breakfast room, two double bedrooms. There is a bathroom and a separate WC both with white suites. Further benefits include gas central heating via a new boiler, PVCu double glazing, wood effect flooring throughout and a large storage shed nearby. Parking is also available in the street. 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. The property is let for £1015 pcm so is an excellent buy to let option.

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

Entrance Hall

Sitting/Dining Room 16'5" x 12'7" (5.01m x 3.86m)
Dual aspect with door and full length window to balcony and window to rear, radiator, internet point, door to;

Kitchen/Breakfast Room 13'3" x 6'9" (4.04m x 2.08m)
fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap under window to side, electric cooker, space/plumbing for washing machine, window to front, wall mounted vaillant gas boiler.

Bedroom One 12'7" x 11'10" (3.86m x 3.63m)
Window to rear, radiator.

Bedroom Two 11'11" x 9'10" (3.65m x 3.00m)
Window to front, radiator.

Bathroom
Fitted with a white suite comprising panelled bath with hand held shower over, wash hand basin with cupboard under, wet boarded walls.

Separate WC
Fitted with a low level WC, obscure glazed window to rear.

Outside
Near to the property is a brick built storage shed (last in row with green door).

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 2024/2025 payable to Wiltshire Council is £1,964.62.

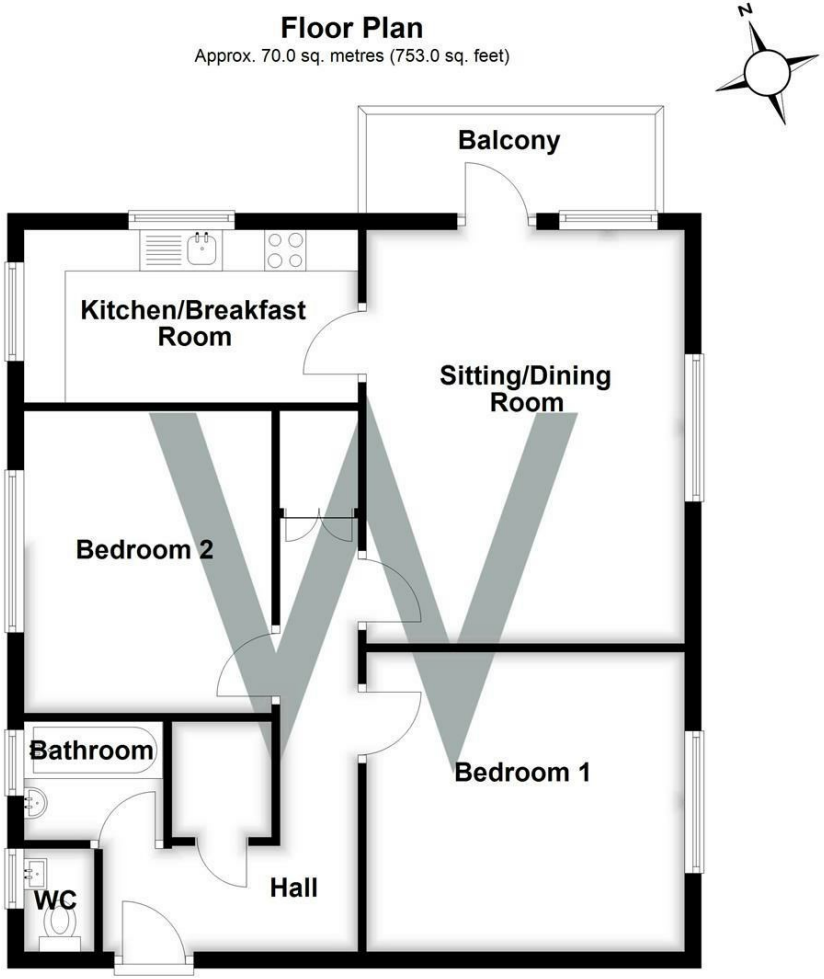
Tenure
92 years remaining of a 125 year lease. Ground rent £10 per annum. Latest annual service charge £143.

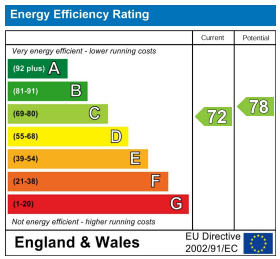
Directions
Leave Salisbury on the A36 Wilton Road and at Skew Bridge turn right. Turn left at the mini roundabout into Pembroke Road and take the next left to continue along this road. At the top of the hill turn left into Rawlence Road and continue through the pinch point before turning left in to Hazel Close. Bear left and the property can be found at the end.

WHAT3WORDS
What3Words reference is: ///wipe.branching.fidgeted

Floor Plan

Approx. 70.0 sq. metres (753.0 sq. feet)





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