



22 Polden Road, Salisbury, Wiltshire, SP1 2JU

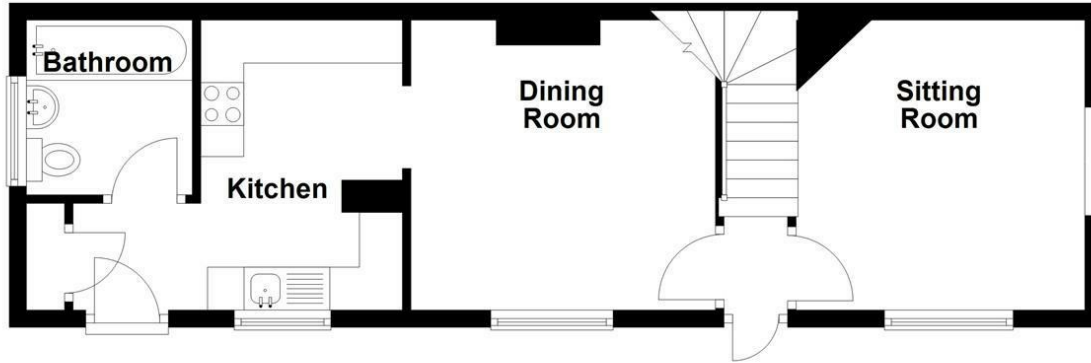
£160,000 Freehold

The property is an end of terrace house which is in need of complete refurbishment and is offered to the market with no onward chain. Situated at the end of a no through road, the house has been tenanted for a long period and all aspects of the house now require modernisation. On the ground floor are two reception rooms, a kitchen and a bathroom, whilst on the first floor are two bedrooms with a dressing room/nursery leading from one of the bedrooms. The house has PVCu double glazing and a paved path leading around the house in to a further paved rear garden.

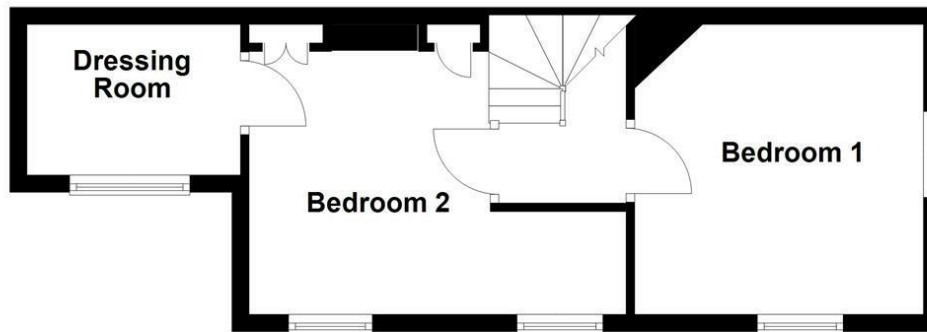
Polden Road lies on the south-eastern outskirts of the city and offers convenient access onto the Southampton Road where there is a Tesco Superstore and the city centre lies approximately a mile away. Other nearby amenities include a Sixth Form College in addition to Salisbury Technical College and there is a convenience store on Tollgate Road.

CASH BUYERS ONLY. NO ONWARD CHAIN.

Ground Floor
Approx. 41.7 sq. metres (448.7 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.4 sq. feet)



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

WHITES
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