



83 Saunders Avenue, Riverdown Park, Salisbury, Wiltshire, SP1 3PG

£220,000 Freehold

## **A modern detached coach house style one bedroom apartment with a large garage.**

### **Description**

The property is a superbly presented one bedroom detached coach house situated in an off-road courtyard development on the edge of this popular residential development with a high specification throughout. The accommodation comprises an entrance hall on the ground floor and on the first floor there is an open plan sitting room/kitchen which has an integrated oven and hob, dishwasher, fridge/freezer and washing machine. The sitting room area has a Juliette balcony. The double bedroom has built-in wardrobes and the bathroom has a contemporary white suite with a shower over the bath. There is a good range of storage cupboards including a boarded loft. The garage is a good size with power and light and a door to a further storage area. Benefits include gas fired central heating and PVCu double glazing. The property sits in an off-road location in a quiet courtyard development where there is a visitors space and other allocated parking spaces for neighbouring properties. The other garage below the property belongs to a neighbour. Riverdown Park is a modern development situated close to Bishopdown Farm which has an excellent range of amenities including a shop and primary school.

### **Property Specifics**

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

#### **Entrance hall**

Radiator, high level electric fuse box. Stairs to:

#### **Stairs to first floor - landing**

Two storage cupboards. Doors to all rooms.

#### **Sitting room with kitchen area 18'6" x 11'3" (5.66m x 3.43m)**

Window to front, French doors to Juliette balcony, telephone point, TV point, two radiators. Amtico flooring.

#### **Kitchen area**

Fitted with an excellent range of base and wall units with granite effect work surfaces over, integrated electric oven with four-ring gas hob and extractor hood over, integrated fridge/freezer, dishwahr and washing machine, stainless steel sink with mixer tap under window to side, wall mounted combi gas boiler.

#### **Bedroom 12'7" max into wardrobe x 10'2" (3.86m max into wardrobe x 3.11m)**

Window to front, radiator, built-in wardrobe, TV point, telephone point, over stair wardrobe with hanging rail and shelving, access to boarded loft.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over and shower screen, pedestal wash-hand basin, low level WC, tiled floor, window to side, part tiled walls, shaver point, heated towel rail, inset spotlights, extractor fan.

#### **Garage 18'7" x 11'1" (5.68m x 3.40m)**

With up and over door, high level window to rear, power and light. With door to further storage space.

#### **Outside**

There is a visitors parking space nearby.

#### **Tenure**

There is a service charge of approximately £438.50 per half year for buildings insurance and upkeep of communal areas. The water is on a meter.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is 'A' and the payment for the year 2024/2025 payable to Wiltshire Council is £1683.96.

#### **Directions**

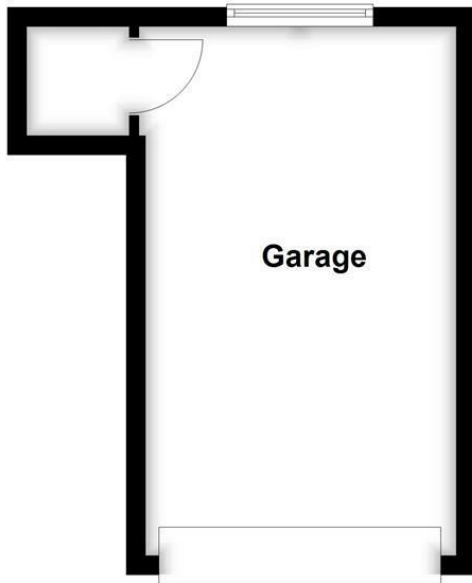
Leave Salisbury on the A30 London Road and at the second roundabout turn left onto Pearce Road. Proceed to the end and turn right at the T-junction and then immediately left into Saunders Avenue. No. 83 can be found after a short distance on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///graced.pokes.cooler](https://www.what3words.com/#!/en/graced.pokes.cooler)

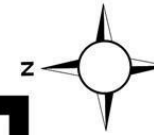
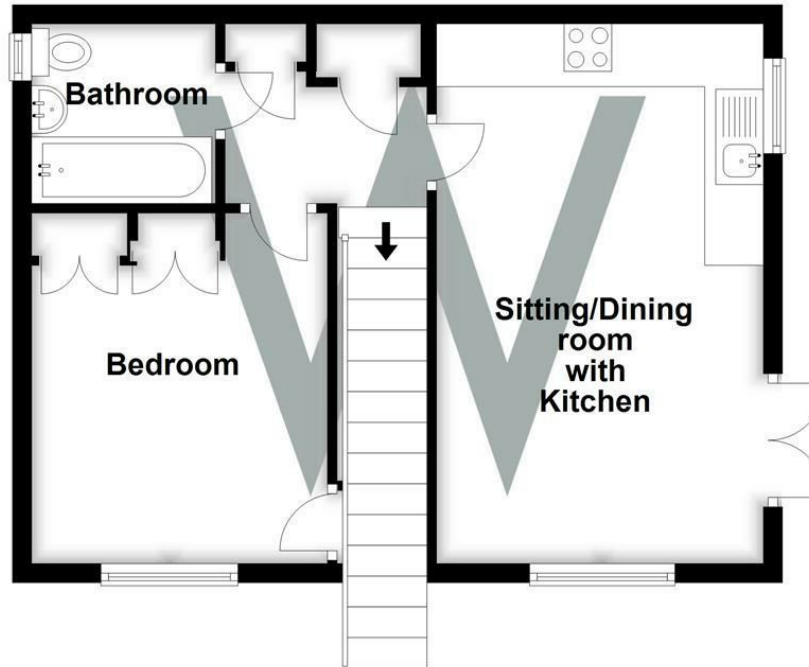
## Ground Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.0 sq. feet)



Total area: approx. 63.2 sq. metres (679.8 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## WHITES

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