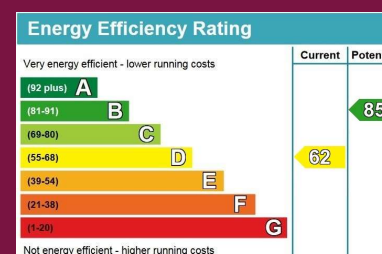




This Floor Plan is for guidance only and is NOT to SCALE  
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## 39 Longland, Salisbury, Wiltshire SP2 7ET

**£285,000 Freehold**

We are pleased to offer for sale this three bedroom semi detached house set in a sought-after location offering easy access to Salisbury City Centre. The accommodation consists of; entrance hallway, lounge / dining room, modern kitchen, three bedrooms and a family bathroom. Other benefits include a garage and an enclosed rear yard. Being sold with no forward chain call us now to request a viewing. Council Tax Band C . EPC Rating D.

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

- THREE BEDROOM SEMI DETACHED
- SOUGHT AFTER LOCATION
- CONVENIENT TO THE CITY CENTRE
- OFFERED WITH NO CHAIN
- SINGLE GARAGE
- ENCLOSED REAR YARD
- UPVC DOUBLE GLAZING
- CALL US TO VIEW



Lounge 4.72m (15'6) x 3.63m (11'11)

Kitchen 3.4m (11'2) x 2.08m (6'10)

Dining Room 3.43m (11'3) x 2.51m (8'3)

Bedroom One 3.12m (10'3) max. x 2.64m (8'8)

Bedroom Two 2.67m (8'9) x 2.46m (8'1)

Bedroom Three 2.67m (8'9) x 2.16m (7'1)

Bathroom 2.62m (8'7) x 1.52m (5'0)

Garage 5.41m (17'9) x 2.57m (8'5)

Enclosed Rear Garden

Council Tax Band - C

Tenure - Freehold

### Agents Note

Some of the pictures used in the marketing of this property are from before the property was let. This is to protect the privacy of the current tenants and new pictures will be taken as soon as the property is vacant. We feel the pictures offer a fair reflection of the current property condition.

### 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.