



89 Partridge Way, Old Sarum, Salisbury, Wiltshire, SP4 6PX

£265,000 Freehold



## About The Property

The property is a well presented three bedroom terrace house offering deceptively spacious accommodation which is offered to the market with no onward chain.

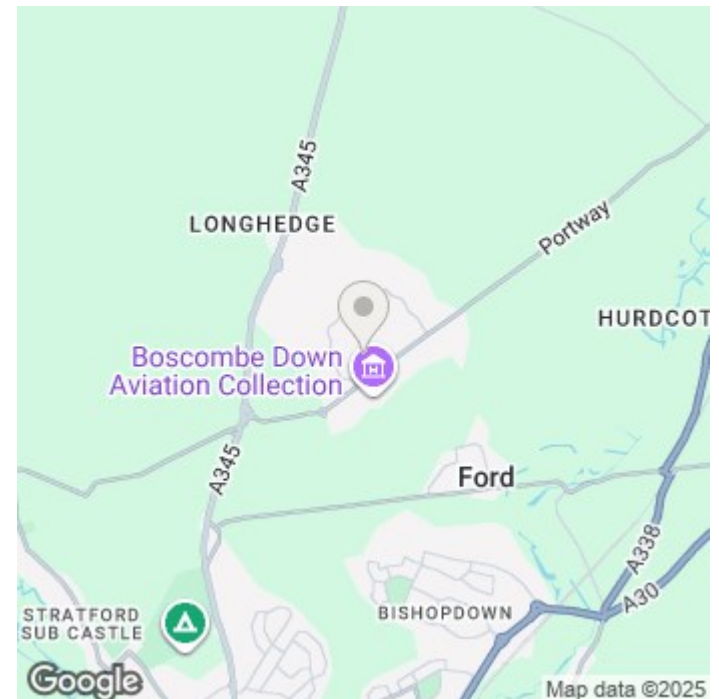
On the ground floor is an entrance hallway which has an internet point and a wall mounted thermostat control for the central heating system. There is a cloakroom and a sitting/dining room with a glazed door leading on to the rear garden, an understair cupboard as well as space for a table and chairs. The kitchen has an excellent range of white fronted base and wall units with an integrated electric oven, hob and extractor as well as space for the usual appliances. There is also a wall mounted gas fired boiler.

On the first floor, the landing has a useful linen cupboard with shelving and three bedrooms, one of which has an over stair wardrobe. The bathroom has a white three piece suite with a hand held shower over the bath, a wash hand basin with a storage cupboard under and the walls are majority boarded. Further benefits include PVCu double glazing and gas fired central heating.

To the front of the house is a driveway providing tandem parking for two cars next to a lawned area. There is also a useful storage cupboard by the front door and an outside tap. The rear garden has a patio area, the rest being lawned and enclosed by timber fencing with a rear access gate. The garden backs on to open land behind the house.

Partridge Way lies approximately three miles north of Salisbury and nearby amenities include a local Co-op store, a primary school and there is also a regular bus service to the city centre.

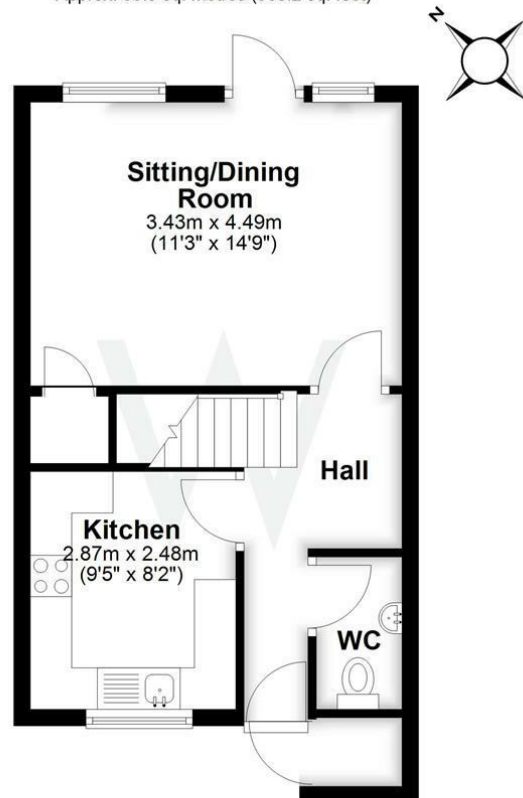
- Terrace house
- Three bedrooms
- Kitchen
- Sitting/dining room
- Cloakroom
- Bathroom
- PVCu DG & Gas CH
- Garden
- Off road parking
- No chain





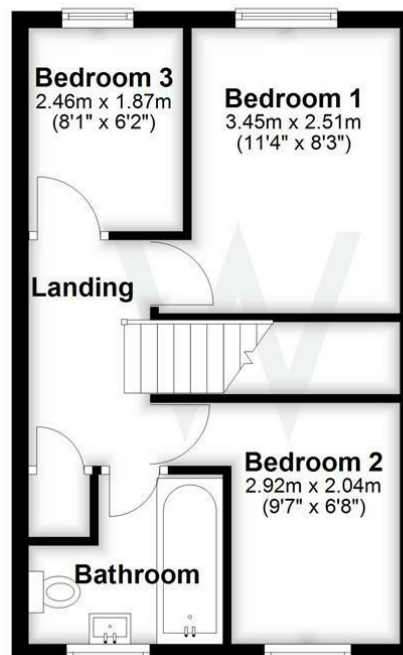
## Ground Floor

Approx. 33.9 sq. metres (365.2 sq. feet)



## First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From our office in Castle Street proceed away from the city centre and at the roundabout continue forwards onto Castle Road. After approximately 2 miles turn right at the Beehive roundabout and continue forwards at the next roundabout. After passing through the next set of traffic lights turn left into Partridge Way. Take the next left and the property can be found after a short distance on the right hand side.

What3words: ///mixes.confined.unopposed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	