

9 Barrow Close, Salisbury, Wiltshire, SP2 8FJ

£300,000 Freehold

A well presented modern semi-detached house on this popular development close to the hospital. The property benefits from PVCu double glazing, gas fired central heating and a detached garage with off-road parking.

Directions
Leave Salisbury via Exeter Street and at the roundabout continue forwards in the left hand lane leading to the A338 Downton Road. At the first set of traffic lights turn right into the Rowbarrow Estate before taking the first left by the Nisa Store. Turn left into Rowbarrow Lane and continue across into Woodbury Yard before turning left into Flint Way. Take the first turning on the right into Barrow Close and the property can be found towards the end on the left hand side.

Description
The property is a very well presented and spacious three bedroom semi-detached house located on the popular Rowbarrow development on the southern outskirts of the city. The well proportioned accommodation comprises: an entrance hallway, a cloakroom, a sitting room and a kitchen/dining room, all of which have wood laminate flooring. The kitchen has an excellent range of cream-fronted units with an integrated oven and hob and space for a table and chairs, with French doors leading out onto the rear garden. On the first floor are three bedrooms with an en-suite shower room to the master bedroom which also has a built-in wardrobe and there is a family bathroom. All the suites are white. Further benefits include UPVC double glazing throughout, gas fired central heating whilst externally there is a garden to the rear, a small garden area to the front and a detached single garage with off-road parking for two cars. The Rowbarrow development is located on the south western side of the city offering excellent access to the hospital and there is a local bus service which runs into the city centre which lies approximately 2 miles away. There is also a nearby M&S Outlet and Nisa mini-market.

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

Covered porch
With light. Part glazed front door to:

Entrance hallway
Radiator, stairs. Doors to sitting room and to:

Cloakroom
Fitted with a white suite comprising low level WC, pedestal wash-hand basin, radiator, extractor fan, obscure glazed window to front.

Sitting room 16'2" x 12'11" (4.93m x 3.94m)
(maximum measurements) Window to front, TV point, radiator. Door to:

Kitchen/dining room 16'2" x 10'6" (4.95m x 3.21m)
Fitted with an excellent range of cream-fronted base and wall units with roll top work surfaces, integrated electric oven with four ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink and drainer with mixer tap under window to rear, space for table and chairs, understair cupboard, French doors to rear and garden.

First floor - landing
Access to loft, airing cupboard housing hot water tank and immersion.

Bedroom one 10'7" x 9'9" (3.25m x 2.98m)
(plus door recess) Window to front, radiator, TV point, built-in double wardrobe. Door to:

En-suite shower room
Fitted with a white suite comprising low level WC, pedestal wash-hand basin, shower cubicle, inset spotlights, extractor fan, radiator, obscure glazed window to front.

Bedroom two 9'3" x 9'1" (2.83m x 2.78m)
Window to rear, radiator.

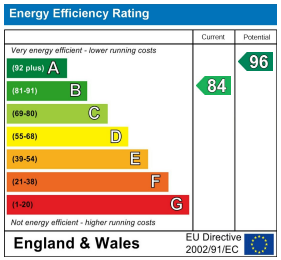
Bedroom three 8'9" x 6'10" (2.67m x 2.09m)
Window to rear, radiator.

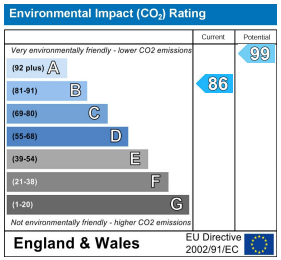
Bathroom
Fitted with a white suite comprising low level WC, pedestal wash-hand basin, panelled bath, radiator, inset spotlights, extractor fan, obscure glazed window to side.

Outside
To the front of the property there is a low maintenance area of garden enclosed by low level fencing with a path to the front door. The rear garden has a raised patio and timber decked areas with steps leading down to the lawn which is enclosed on all sides by timber fencing. A side access gate leads to the driveway which provides off-road parking for two cars in front of the DETACHED SINGLE GARAGE - 5.77m x 2.74m - with an up and over door, pitched tiled roof with storage area, power and light.

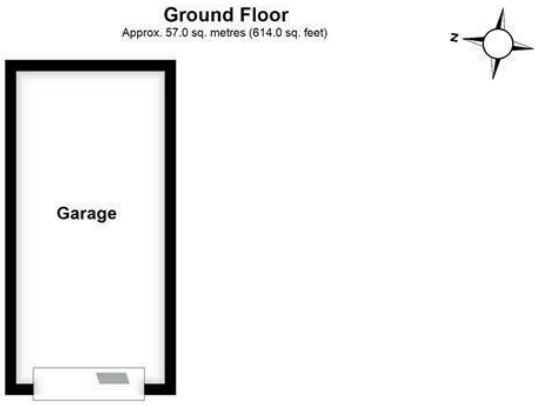
Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is ‘D’ and the payment for the year 2019/2020 payable to Wiltshire Council is £1946.01.















Total area: approx. 98.2 sq. metres (1057.4 sq. feet)





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