



28 Ramsbury Drive, Old Sarum, Salisbury, Wiltshire, SP4 6NZ

£230,000 Freehold

A detached two bedroom coach house with a garden, garage and off road parking.

Description

A detached two bedroom coach house with accommodation arranged over the first floor of this well proportioned property. On the ground floor is an entrance hall with stairs to the landing area which leads to all the rooms. There is a large sitting/dining room with a kitchen area which has an integrated oven and hob. There are also French doors leading to a balcony area. There are two good sized bedrooms with the main double bedroom having a fitted double wardrobe. The bathroom was refitted last year and has a contemporary white suite with a waterfall shower over the bath. Benefits include PVCu double glazing, gas central heating (the boiler was replaced two years ago) and there is an enclosed front garden. Vehicular access can be gained from Lanfranc Close to the rear where there is a large single garage with a further storage area in front of which there is off road parking. The other three garages belong to neighbouring garages. Ramsbury Drive lies on a popular residential development approximately two miles to the north of Salisbury on a bus route to the city and local amenities include a nearby Co-Op convenience store and primary school.

Property Specifics

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

Entrance Hall

Front door, high level electric fusebox, stairs.

First Floor Landing

Window to rear, radiator, telephone point, access to majority boarded loft, airing cupboard housing gas boiler and shelving.

Sitting/Dining Room with Kitchen Area 18'9" x 17'7" (5.73m x 5.36m)

Space for table and chairs, window to rear, radiator, French doors to balcony area with renewed timber decking and wrought iron railings.

Kitchen Area

Fitted with cream fronted base and wall units with work surfaces over, ceramic sink and drainer with mixer tap under window to rear, space/plumbing for washing machine, space for fridge/freezer, new integrated electric oven with four ring gas hob and extractor over, wood laminate floor.

Bedroom One 11'2" plus wardrobe x 9'9" (3.41m plus wardrobe x 2.99m)

Window to front, radiator, fitted double wardrobe.

Bedroom Two 14'4" x 8'6" (4.37m x 2.60m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with waterfall shower over, heated towel rail, extractor, obscure glazed window to front.

Outside

To the front of the property is a lawned garden area with an outside tap and light.

Garage 18'9" x 8'8" (5.74m x 2.65m)

Up and over door, power and light, storage area to side. There is an outside security light and space for off road parking for two cars. The other three garages belong to neighbouring properties who each contribute 10% towards buildings insurance for this property.

Services

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

Outgoings

The Council Tax Band is B and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62

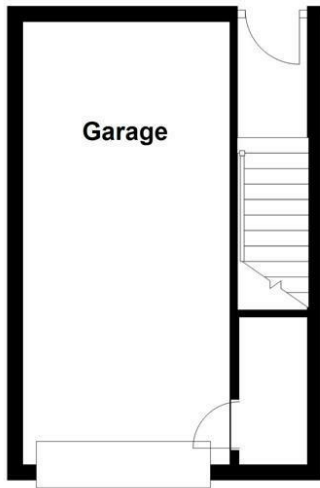
Directions

Leave Salisbury heading north on the A354 Castle Road passing Old Sarum on your left and at the Beehive roundabout turn right. At the next roundabout turn left and at the mini roundabout take the second exit into Ramsbury Drive. The property can be found towards the end on the right hand side just before the junction with Sherborne Drive.

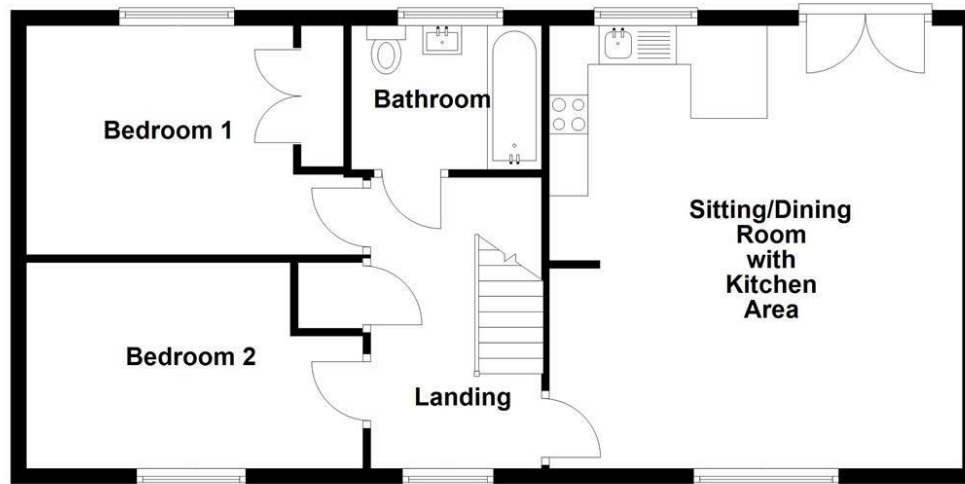
WHAT3WORDS

What3Words reference is: [///waged.warblers.lace](https://www.what3words.com/?q=///waged.warblers.lace)

Ground Floor
Approx. 21.0 sq. metres (226.4 sq. feet)



First Floor
Approx. 69.2 sq. metres (745.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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