



13 Avon Drive, Alderbury, Salisbury, Wiltshire, SP5 3TA

£167,500 Leasehold

About The Property

The property is a well proportioned ground floor maisonette which has the benefit of a garden and an allocated parking space. The accommodation is presented in excellent order throughout and comprises a sitting/dining room which has a window to the front elevation, internet point, inset spotlights and space for a small table and chairs. The kitchen has an excellent range of cream fronted base and wall units with work surfaces over, an integrated electric oven and hob with an extractor over, together with space for a washing machine and fridge/freezer. There is also a door that accesses the rear garden. The double bedroom overlooks the garden, has a fitted double wardrobe and the shower room has a contemporary white suite with a shower, low level WC and a basin with a cupboard under with mirrored cupboard over and there are more inset spotlights.

There is also ample storage throughout the property with a large understair cupboard, and two further cupboards both with shelving. Further benefits include PVCu double glazing throughout and electric heating.

A particular feature of the property are the gardens, with an open plan lawned area and flower bed and store to the front and a generous garden to the rear. This is paved and gravelled with a flower border, timber shed and enclosed on all sides by timber fencing. It has a pleasant private aspect due to nearby woodland.

There is a rear access gate that leads in to a residents car park within which there is an allocated space for the property.

Avon Drive is a popular residential cul de sac in the centre of this popular village. Alderbury and the adjacent village of Whaddon have good amenities including two shops, one of which is also a post office, public houses, a recreation ground and a well regarded primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.

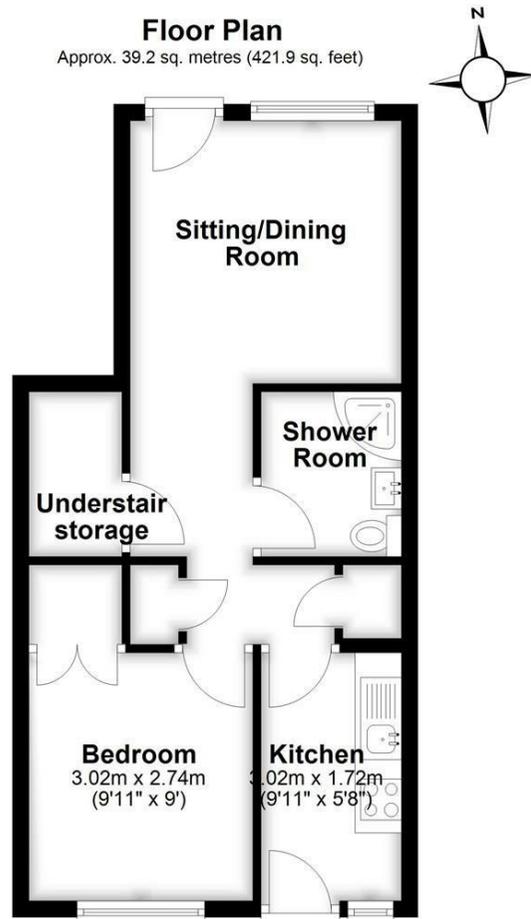


- Ground floor maisonette
- One double bedroom
- Sitting/dining room
- Kitchen
- Shower room
- Front and rear gardens
- Allocated parking space
- PVCu DG and electric heating
- Cul de sac location
- Popular village





Floor Plan
Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 39.2 sq. metres (421.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £1901.23 (2026/2027)

Tenure: Leasehold. There is a 999 year lease with 954 years remaining. No ground rent or service charge applicable (TBC).

Services: Mains electricity, water and drainage.

Heating: Electric heating.

Directions: Leave Salisbury on the A36 Southampton Road and proceed over the Tesco roundabout. Turn right at the start of the dual carriageway towards Alderbury. Continue into the village and after approximately 1 mile turn left into Avon Drive. Follow the road around to the right and the property will be seen on the left hand side.

What3words: ///orbit.skylights.surprised

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(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	