



46 Sheen Close, Salisbury, Wiltshire, SP2 9PJ

Guide Price £250,000 Freehold

## About The Property

A two bedroom terraced house offered in good order throughout and benefitting from a conservatory extension to the rear.

The accommodation comprises an entrance porch that leads to a sitting room with stairs leading to the first floor. There is an under stair storage cupboard

The kitchen/breakfast room has an excellent range of base and wall units with under cupboard lighting, an integrated electric oven and space for a table and chairs. French doors lead in to the conservatory which has fully glazed elevations and a door leading in to the rear garden which has an easterly aspect.

On the first floor the main double bedroom has an over stair cupboard and the second bedroom has a fitted wardrobe, dressing table and mirror. The bathroom has a white three piece suite with the bath having a hand held shower and shower screen.

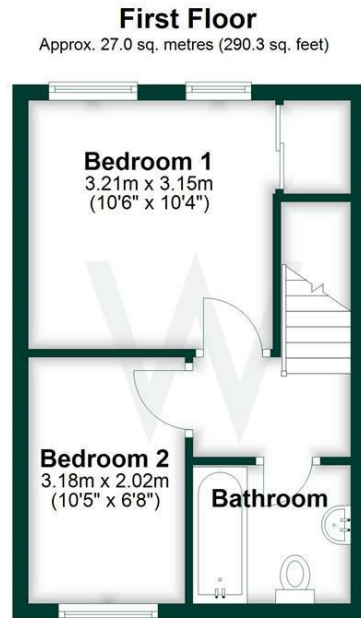
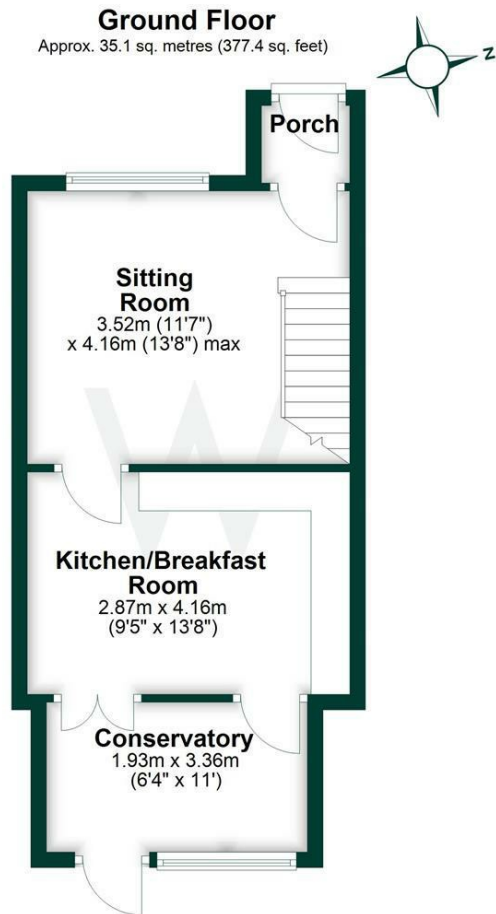
The property benefits from PVCu double glazing, gas central heating and an allocated parking space nearby. The garden has a paved area and lawn which is enclosed by timber fencing on all sides with a useful rear access gate.

Sheen Close is a cul de sac lying within the popular Fugglestone Red development on the north western side of the city which is approximately 2 miles from the city centre.

- Terraced house in cul de sac
- Two bedrooms
- Sitting room
- Kitchen/breakfast room
- Conservatory extension
- FF bathroom
- PVCu DG and gas CH
- Allocated parking space
- Garden
- Good order throughout







Total area: approx. 62.0 sq. metres (667.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: Leave Salisbury on the A360 Devizes Road and after approximately one mile, turn left at the roundabout on to the Fugglestone Red development. At the T-Junction, turn left on to Ramleaze Drive and follow the road before turning right in to Sheen Close. The house can be found on the right hand side.

What3words:///massing.ruffling.chase

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>91</b>
(69-80) <b>C</b>	<b>74</b>	
(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	