114 Saxon Leas, Winterslow, Salisbury, Wiltshire, SP5 1RW

£270,000 Freehold

A well presented three bedroom end of terrace house situated in an off-road cul-de-sac location and benefiting from front and rear gardens, PVCU double glazing, oil fired central heating and a single garage.

Directions
Leave Salisbury along the A30 London Road and after approximately 4 miles turn right towards Winterslow. Upon entering the village continue into Middleton Road before turning left into Saxon Leas. Turn left into a further part of Saxon Leas, following the crescent around and the property can be found at the far end.

Description
The property is a staggered three bedroom end of terrace house (in a small terrace of four similar properties) located at the end of a residential cul-de-sac in an off-road location. The property is presented in good order throughout and comprises an entrance porch which leads to a dining room. An archway leads through to a kitchen which has an excellent range of units with an integrated oven and hob and both these areas have electric underfloor heating. Leading from the dining room is a sitting room which has a wood-burner and sliding doors leading out onto the garden. On the first floor are three bedrooms (two doubles) and a family bathroom with a white suite. Externally there is an area of front garden and the rear garden has a westerly aspect. Further benefits include PVCU double glazing throughout, oil fired central heating and a single garage in a nearby block. The village itself offers a wide range of amenities including a good primary school, local shop, village hall and public house. The village itself offers good access onto the A30 London Road.

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

Part glazed door to:

Entrance lobby
Tiled floor, high level electric fusebox. Part glazed door to:

Dining room 10'0" x 8'0" (3.07m x 2.45m)
Window to front, double radiator, tiled floor with underfloor heating, space for table and chairs, archway to kitchen. Door to:

Sitting room 17'8" max x 15'10" (5.40m max x 4.84m)
Fireplace with inset wood-burner, oak floor, stairs with cupboard under, two double radiators, window to rear, sliding glazed doors to rear and garden, built-in bookshelf.

Kitchen 11'10" x 6'8" (3.61m x 2.04m)
Fitted with cream-fronted base and wall units with timber work surfaces over, integrated electric oven with four-ring hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, sink with mixer tap, two windows to front.

First floor - landing
Overstair airing cupboard housing loose lagged hot water cylinder and immersion with shelving.

Bedroom one 13'2" x 10'6" (4.02m x 3.22m)
Two windows to rear, radiator, access to loft with pull-down ladder.

Bedroom two 10'11" x 10'4" (3.35m x 3.16m)
Window to front, radiator.

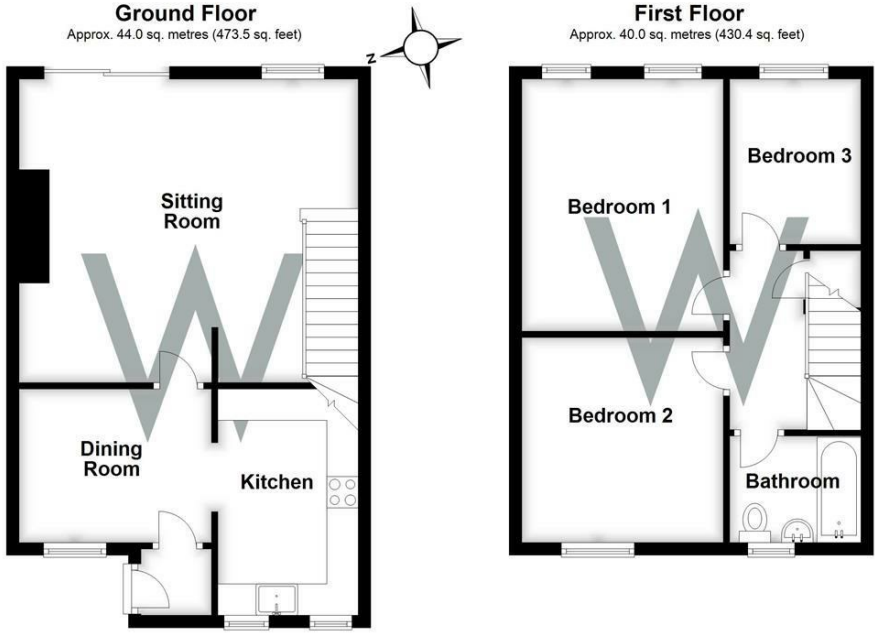
Bedroom three 8'7" x 6'10" (2.63m x 2.10m)
Window to rear, radiator.

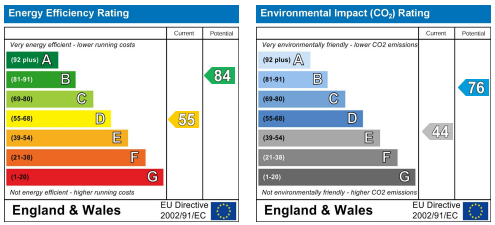
Bathroom
Fitted with a white suite comprising low level WC, pedestal wash-hand basin, panelled bath with Mira shower over and shower screen, majority tiled walls, heated towel rail, obscure glazed window to front.

Outside
To the front of the property there is an area of garden which is lawned with a path leading to the front door where there is also a brick paved area. There are raised flowerbeds and a gravelled area leads to the side of the property where there is a side access gate and an oil tank. The rear garden enjoys a westerly aspect with a raised patio area with steps leading down to the lawn. The garden is enclosed on all sides by timber fencing. Opposite the front of the property there is a block of five garages which back onto the front of the property and the garage to this property is the fourth from the right (with the black garage door).

Services
Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings
The Council Tax Band is ‘C’ and the payment for the year 2019/2020 payable to Wiltshire Council is £1,670.99.





Total area: approx. 84.0 sq. metres (903.9 sq. feet)

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