

23 Northside, Old Sarum, Salisbury, Wiltshire, SP4 6BZ

£275,000 Freehold

A well extended end-terraced family home situated in a small close in this popular area.

Directions
From Salisbury proceed north straight over the roundabout into Castle Road. Continue past Old Sarum and at the Beehive roundabout turn right. At the next roundabout turn left onto the Porton Road. Proceed through two sets of traffic lights and turn right into Green Lane. Northside will then be found on the right hand side where No. 23 is at the far end.

Description
An end-terraced family home set at the far end of the small close in this popular area to the north of Salisbury. The property has been extended to two sides and now consists of two good reception rooms, good kitchen, utility room and shower room on the ground floor. Three double bedrooms, single bedroom, bathroom and shower room with separate cloakroom on the first floor. Offered in good order throughout and with the benefits of full double glazing and gas central heating by radiators. Old Sarum lies some 3 miles to the north of Salisbury and now has a Co-operative store and local primary school.

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

Entrance hall
Double coats cupboard, heated thermostat, tiled floor.

Utility room 10'0" x 5'8" (3.05m x 1.73m)
Worktops with space beneath for appliances, plumbing for washing machine. Base cupboards. Door to side.

Shower room
Tiled shower cubicle with electric shower, wash-hand basin and low level WC.

Kitchen 12'5" x 8'6" (3.79m x 2.61m)
Range of work surfaces with base and wall mounted cupboards. Cupboard housing Ideal gas fired boiler for heating and hot water. Part tiled walls. Plumbing for dishwasher, integrated fridge/freezer. One and a half bowl sink unit, tiled floor. (Oven and cooker hood available by separate negotiation).

Sitting room 18'9" x 10'4" max (5.72m x 3.16m max)
TV plinth and shelving, fitted electric fire, cupboards to side. Double doors to garden. Archway to:

Dining room 13'7" x 10'11" (4.15m x 3.34m)
(plus recess of 1.72m x 1.59m) Exposed floorboards, triple aspect, double doors to garden.

First floor

Bedroom one 13'6" x 10'9" (4.14m x 3.3m)

En-suite shower room
Tiled shower cubicle, contemporary glass wash-hand basin, extractor fan, tiled walls.

Landing

Cloakroom
Low level WC and wash-hand basin.

Bedroom two 10'0" x 9'4" (3.07m x 2.86m)
Range of four built-in wardrobes with hanging space and shelves.

Bedroom three 11'2" x 9'11" (3.41m x 3.03m)
Two built-in wardrobes with dressing table between. Hatch to loft space.

Bedroom four 9'8" x 6'3" (2.97m x 1.93m)

Bathroom
Panelled bath with thermostatic mixer shower over, low level WC and wash-hand basin. Tiled floor and walls.

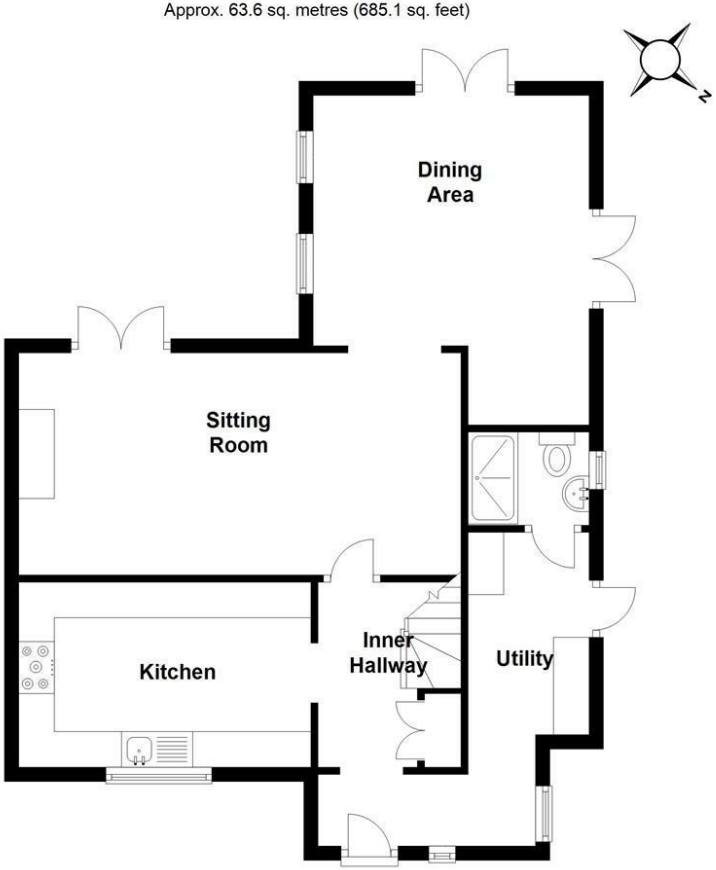
Outside
To the front of the property is a seating area with inset flower bed and a large communal green to the front. There is side pedestrian access to the rear garden which is laid to lawn with mature shrubs and flower beds. Paved patio with brick built barbecue. Enclosed to sides by panel fencing.

Services
All mains services are connected to the property.

Outgoings
The Council Tax Band is ‘C’ and the payment for the year 2019/2020 payable to Wiltshire Council is £1729.79.

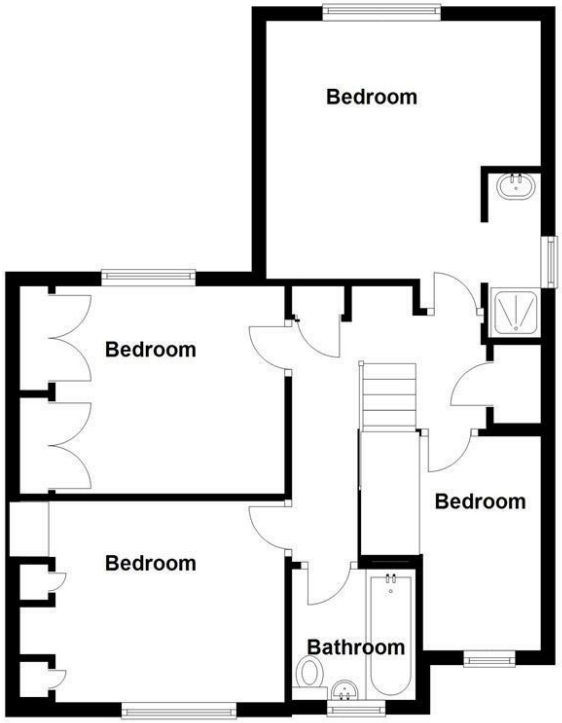
Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)

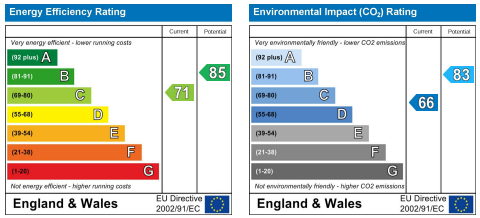


First Floor

Approx. 55.7 sq. metres (600.0 sq. feet)



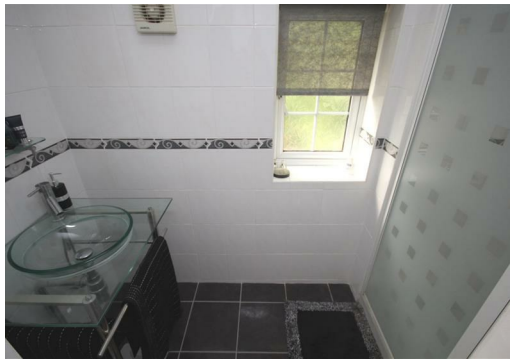
Total area: approx. 119.4 sq. metres (1285.1 sq. feet)



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