



6 Bower Gardens, Shady Bower, Salisbury, Wiltshire, SP1 2RL

Offers Around £800,000 Freehold

# **A five bedroom detached house in a sought after location which has been refurbished to a high standard and with easy access to the city centre. Two-ensuites. No onward chain.**

## **Description**

This detached and extended house has undergone a programme of refurbishment which includes a new kitchen, bathroom, cloakroom suites, Belfast sink in the utility, new internal doors, modern radiators and complete redecoration and reflooring. The extension has been reroofed in longer lasting EDPM rubber with extra insulation. The private easterly facing rear garden has been mainly laid to lawn with the addition of a new sandstone patio and steps.

An ensuite is currently being added to bedroom one together with a shower in the cloakroom that serves the annexe. In parallel, the hot water system is being upgraded to a pressurised tank.

The accommodation on the ground floor provides spacious living accommodation comprising a sitting room with an attractive bay window overlooking the garden and a dining room with French doors onto the patio. There is a kitchen with integrated tall fridge and dishwasher and separate pantry, a study, a cloakroom with WC and basin, a utility room with double Belfast sink, a further cloakroom with shower being added and lastly a large bedroom extension which could alternatively be used as an office or hobbies room. On the first floor are four further bedrooms, a newly installed family bathroom and a separate WC/washbasin. An ensuite is in course of being added to the main bedroom to include shower, washbasin and toilet.

Other benefits include PVCu double glazing, gas central heating, a single attached garage including plumbing/electrics for a washing machine and condenser tumble dryer and off road parking for two cars.

Bower Gardens is a residential cul de sac which lies on the eastern side of the city with the centre approximately a quarter of a mile away. It is also well positioned to access the main routes serving Salisbury and is within the catchment area of the two Salisbury Grammar Schools. No onward chain.

## **Property Specifics**

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

### **Entrance hall**

Storage cupboard housing new electric fusebox, radiator, inset doormat, stairs.

### **Sitting room**

Large bay window to rear overlooking garden, TV point, Gas point, two radiators, glazed double doors to;

### **Dining room**

French doors and window to rear, two radiators, part glazed door to;

### **Kitchen**

Newly fitted with base and wall units with work surfaces over, sink and drainer with mixer tap over, Integrated electric oven, five ring induction hob and extractor, dishwasher and tall fridge, pantry, window to front, understair cupboard, radiator, wood effect floor, inset spotlights, door to utility room.

### **Study**

Window to front, radiator.

### **Cloakroom**

Fitted with a low level WC, wash hand basin, wood effect floor, heated towel rail, obscure glazed window to front.

### **Utility room**

Doors to front and rear gardens, tiled floor, double Belfast sink with cupboard under.

### **Shower/WC**

Fitted with a low level WC, wash hand basin, wood effect floor, heated towel rail. Shower currently being fitted to provide ensuite facility for bedroom 5.

## **Bedroom five**

Bay window to side and further window to rear, two radiators.

## **Stairs to first floor - landing**

Airing cupboard to house pressurised hot water tank, storage cupboard with window, window to front, access to insulated loft.

## **Bedroom one**

Window to rear, two radiators. Ensuite being added to include a shower, WC, Washbasin, heated towel rail, wood effect flooring and obscure glazed window to side.

## **Bedroom two**

Window to rear, radiator.

## **Bedroom three**

Window to rear, radiator.

## **Bedroom four**

Window to front, radiator.

## **Bathroom**

Fitted with a suite comprising a P-shape panelled bath with hand held and rainfall shower over, wash hand basin with cupboard under and lit mirror over, obscure glazed window to front, fully tiled walls, inset spotlights, extractor, wood effect floor, heated towel rail.

## **Separate WC**

Fitted with a low level WC, wash hand basin, heated towel rail, wood effect floor, window to front.

## **Outside**

The front garden has an open plan lawn with a path leading to the front door. A driveway provides off road parking for two cars. The rear garden enjoys an easterly aspect with a newly laid sandstone terrace and steps leading down to a lawn which has brick wall and timber fenced boundaries with a large lean to greenhouse.

## **Garage 18'2" x 9'9" (5.54m x 2.98m)**

With an up and over door, power and light, plumbing and electrics for washing machine and condenser tumble dryer, with a door into the utility room.

## **Services**

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

## **Outgoings**

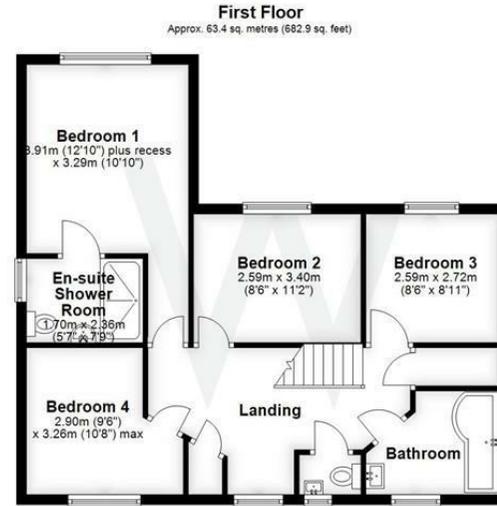
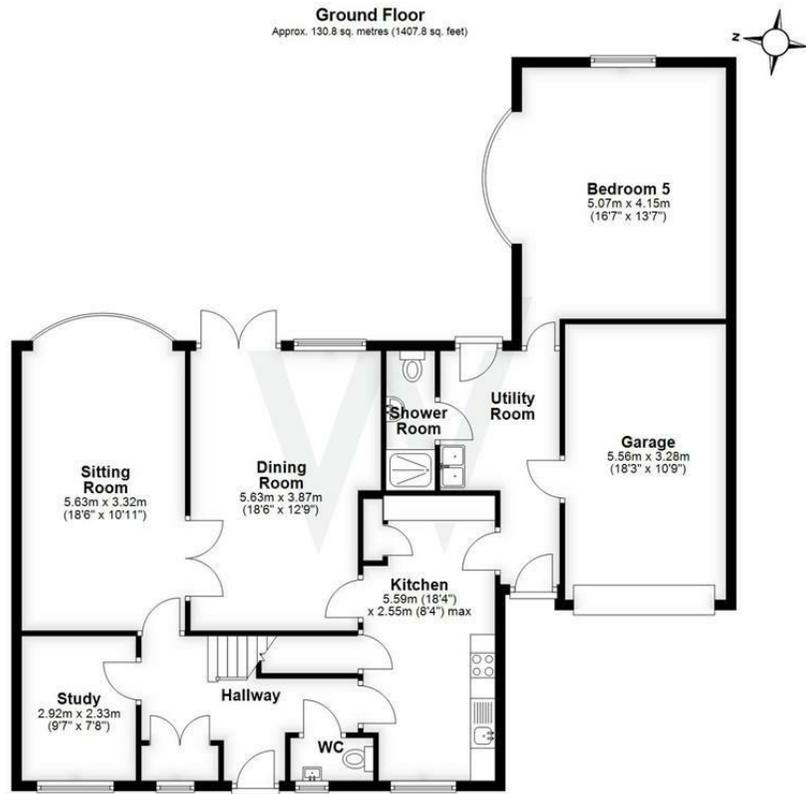
The Council Tax Band is ' F ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3819.63.

## **Directions**

From our offices in Castle Street proceed past the market square and follow the road around to the right in to Brown Street. take the first left in to Milford Street and at the traffic lights continue forwards in to Milford Hill. At the top bear right at the mini roundabout in to Shady Bower and Bower Gardens can be found on the right hand side.

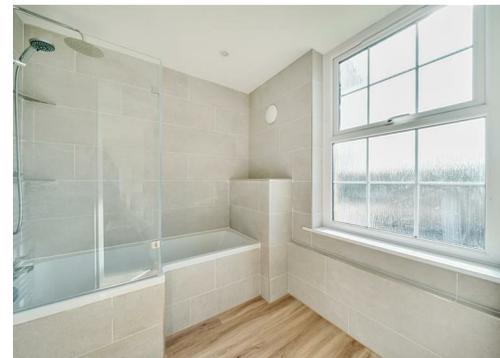
## **WHAT3WORDS**

What3Words reference is: ///shakes.film.fonts



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 80, Potential: 80
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Total area: approx. 194.2 sq. metres (2090.7 sq. feet)



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