



2 Ladysmith Close, Gomeldon, Salisbury, Wiltshire, SP4 6LH

Guide Price £365,000 Freehold

A beautifully presented detached chalet-style property situated in a small close of only four properties in the heart of this popular village.

Description

A beautifully presented detached chalet-style property situated in a small close of only four properties in the heart of this popular village. A recent extension adds to the spacious feel and to the rear there is a beautiful, south-facing, easy maintenance garden with large sitting area whilst to the front is a brick paviour driveway with parking for two vehicles and well stocked flowerbeds. The accommodation consists of kitchen/dining/living room, entrance hall, downstairs cloakroom, sitting room, two double bedrooms and a shower room. All the windows are double glazed and central heating is via a recently installed gas boiler. The property is offered in immaculate condition and thoroughly deserves an early internal inspection.

Entrance Porch

Half glazed front door to:

Entrance Hall

Stairs to first floor, deep understairs cupboard, wooden flooring.

Cloakroom

Low level WC, wash hand basin, extractor fan.

Sitting Room

Double aspect room with door to rear garden, ornamental fireplace.

Kitchen/Dining/Living Room

Range of work surfaces with base and wall mounted cupboards and drawers, one-and-a-half bowl sink unit with mixer tap over, four ring induction hob with extractor hood over, built-in oven, built-in fridge-freezer, built-in washing machine and dishwasher, cupboard housing gas fired Worcester combination boiler for heating and hot water, breakfast bar. Door to garden.

First Floor - Landing

Bedroom One

Superb range of recently fitted wardrobes.

Bedroom Two

Three built-in wardrobe/storage cupboards.

Shower Room

Glass door shower cubicle with thermostatic mixer taps, low level WC and wash hand basin. Extractor fan, heated towel rail, storage cupboard.

Outside

The property is approached over a brick paviour driveway leading to parking area for two vehicles. Gravel areas to side, flowerbeds and shrubs. The south facing rear garden is mainly paved with raised and well stocked flowerbeds, ivy-covered bank to rear, garden shed, outside lighting.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2025/2026 payable to Wiltshire Council is £2367.00.

Directions

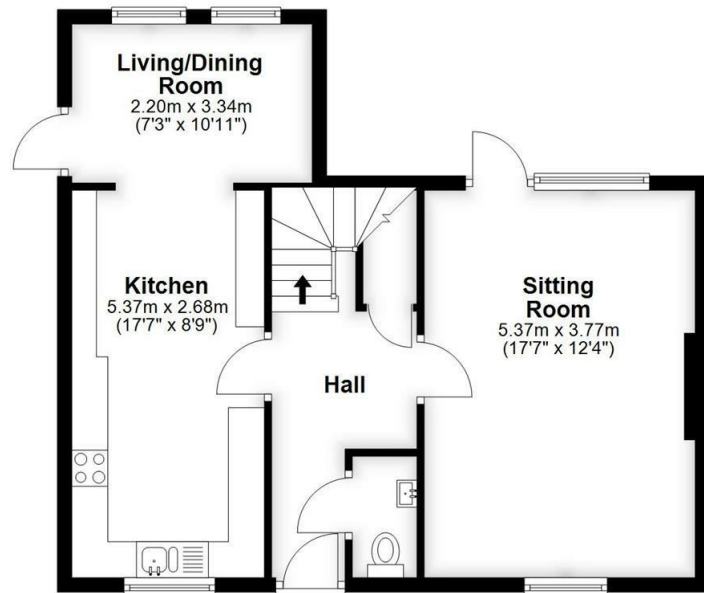
Leave Salisbury on the A30 London Road and turn left at the roundabout towards the Winterbournes. At Policeman's Corner turn right signposted to Gomeldon and at the top of the hill turn right into East Gomeldon Road. Continue under the railway bridge and take the first turning on the right into Ladysmith. Keep left where Ladysmith Close will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: ///pushing.fallback.

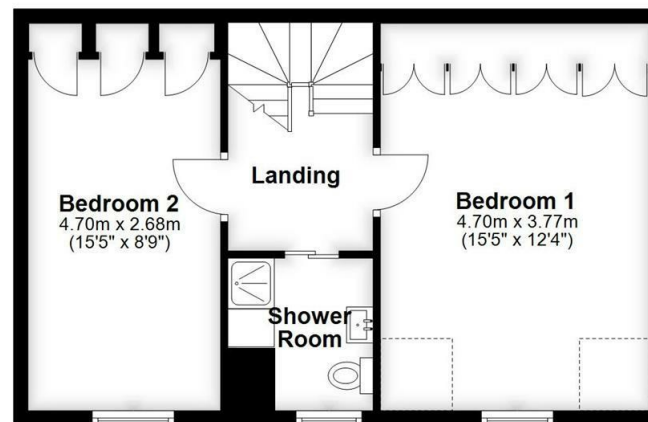
Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)

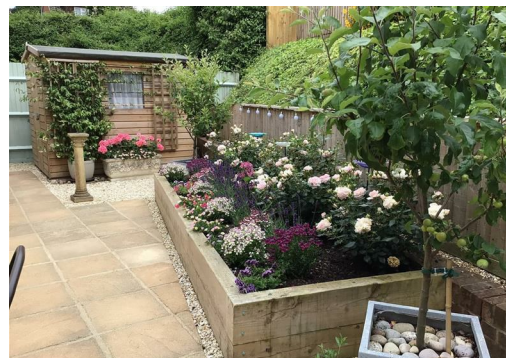


First Floor

Approx. 46.5 sq. metres (500.8 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	

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