



6 South Bank, Netherhampton, Salisbury, Wiltshire, SP2 8PZ

£400,000 Freehold

An extended four bedroom semi detached house with parking and a large garden backing on to open fields.

Description

The property is an extended four bedroom semi detached house on the village edge with far reaching views across open fields. The property is well presented with a large kitchen/dining room that has an excellent range of units and integrated appliances, a sitting room with French doors leading out on to the south facing garden and a cloakroom on the ground floor. On the first floor are four good size bedrooms and a family bathroom. Benefits include PVCu double glazing, calor gas heating, parking for at least two cars and a large garden that backs on to fields providing far reaching views. The property lies between Salisbury and the town of Wilton, which both offer a wide range of amenities and the property is offered to the market with no onward chain.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Part glazed front door, glazed door to;

Entrance Hall

Stairs with cupboard under, radiator, wood effect floor.

Sitting Room

French doors to rear, radiator, wood effect floor, dado rail, inset double facing woodburner.

Kitchen/Dining Room

Fitted with cream fronted base and wall units with timber work surfaces over, integrated Range style electric double oven with five ring gas hob and extractor over, integrated dishwasher, washing machine and fridge/freezer, sink and drainer under window to side, wood effect floor, dining area with woodburner, window to rear, door to;

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to rear.

First Floor - Landing

Window to front, linen cupboard.

Bedroom One

Window to rear, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Dual aspect with windows to front and side, radiator, vaulted ceiling.

Bedroom Four

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, wash hand basin with cupboard under, low level WC, extractor, heated towel rail, tiled floor and part tiled walls, obscure glazed window to side.

Outside

To the front of the property is a brick paved driveway with off road parking for two cars. Steps lead up to two areas of garden and a side access path leads in to the south facing garden which has a patio area and steps up to a lawn. The property has boundaries with open fields which provide far reaching views.

Services

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

Outgoings

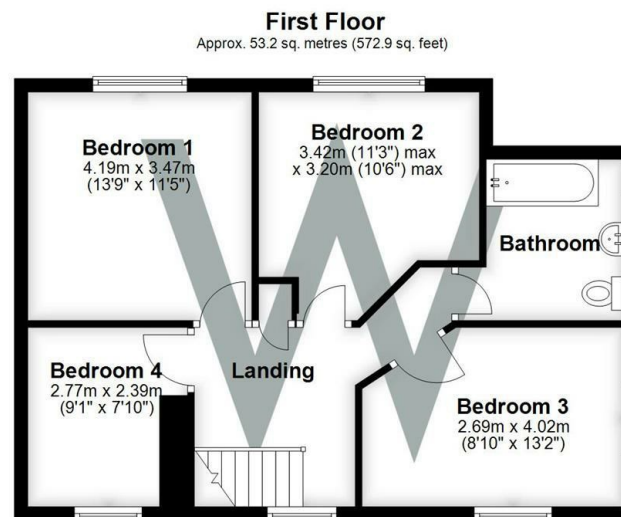
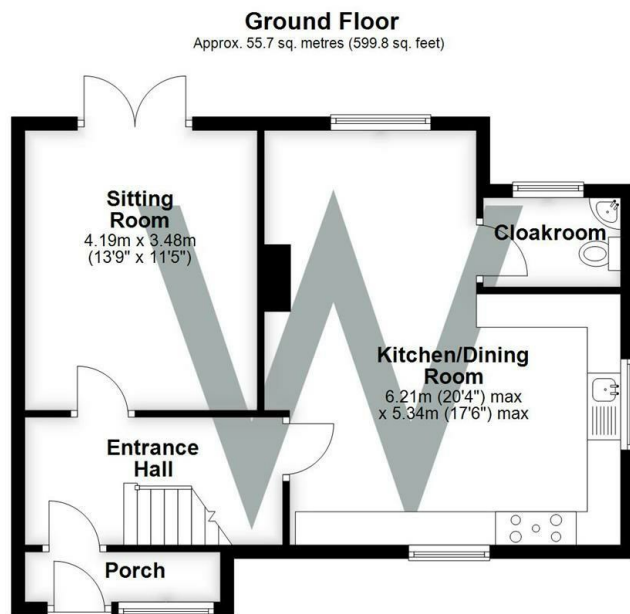
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £1959.65.

Directions

Leave Salisbury on the A36 and and continue for approximately 3 miles. Before reaching Wilton, turn left at the traffic lights and continue towards Netherhampton. After approximately one mile there is a sharp turn to the left, the property is then located on the right hand side.

WHAT3WORDS

What3Words reference is: [///shifting.crucially.blacken](https://www.what3words.com/#!/shifting.crucially.blacken)



Total area: approx. 108.9 sq. metres (1172.6 sq. feet)



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



