14 Old Dairy Close, Salisbury, Wiltshire, SP2 9HG

Guide Price £325,000 Freehold

A modern family home with good sized garden, offered in good order throughout and with the unusual benefit of a garage and parking for 4 vehicles.

Description
A modern end townhouse situated in a popular development on the western side of the city, with the accommodation consisting of entrance hall, cloakroom, kitchen, sitting/dining room, three bedrooms and bathroom. Benefits include PVCu double glazing, gas central heating and good sized rear garden. A very unusual benefit is the garage which is accessed from the garden together with parking for 4 vehicles. The property is offered to the market in good order throughout. Old Dairy Close is a quiet and established location near to schools and convenience store and is situated approximately one mile from the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo, all of which are served by a regular bus service from close to the property.

Property Specifics
The accommodation is arranged as follows:

Entrance hall
Stairs to first floor.

Cloakroom
Low level WC and wash hand basin.

Kitchen
Excellent range of work surfaces with inset one-and-a-half bowl stainless steel sink unit with mixer tap over, four ring gas hob with double oven below and cooker hood above, base and wall mounted cupboards, part-tiled walls, space and plumbing for washing machine. Space for upright fridge-freezer.

Sitting Room
Double doors to garden.

First floor Landing
Hatch to loft.

Bedroom One
Range of built in wardrobes.

Bedroom Two
Built in airing cupboard housing gas boiler for heating and hot water.

Bedroom Three

Bathroom
White suite of panelled bath with mixer taps and shower attachment, low level WC and wash hand basin. Part-tiled walls, extractor fan and shaver socket.

Outside
Good sized rear garden with paved patio leading to lawn with stepping stones to garage door. Flower beds, shrubs and easy maintenance gravel areas, water tap, lighting, side pedestrian gate to parking area.

Garage and Parking
Light and power, roof storage, up and over door.

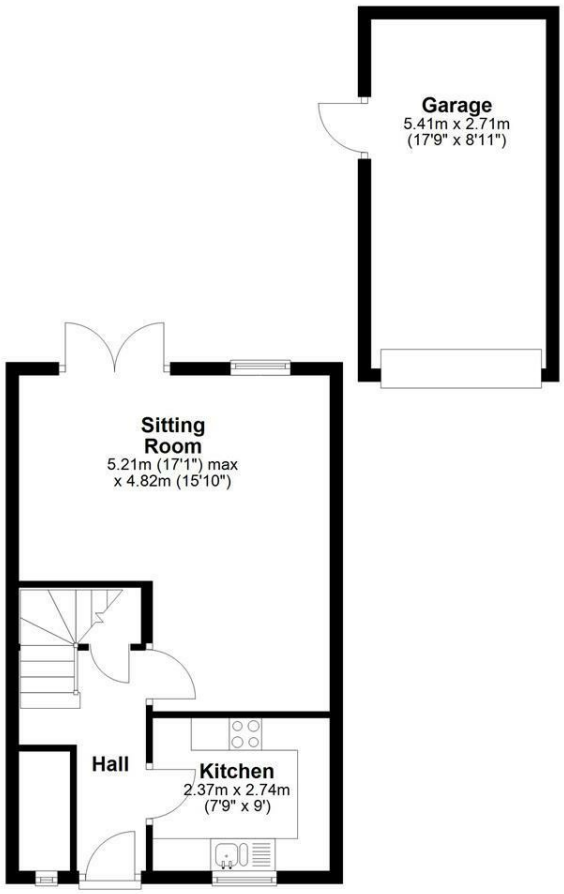
Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is ‘C’ and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

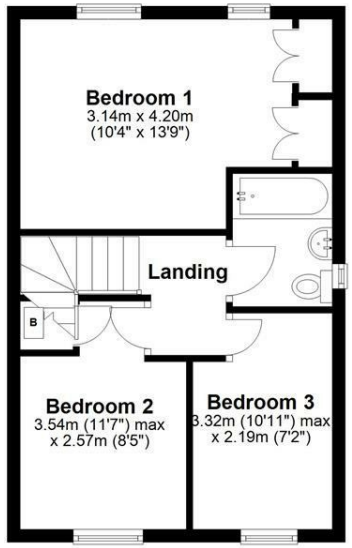
Directions
From our office in Castle Street proceed north and at the roundabout turn left on to the ring road. At the next roundabout continue forwards on to the A36 Wilton Road and after the traffic lights at Skew Bridge turn right. Turn immediately left at the mini roundabout into Pembroke Road before taking the next left hand turn to continue on Pembroke Road. Take the next right into Festival Avenue. The road bears right and Old Dairy Close will be seen on the right hand side.

WHAT3WORDS
What3Words reference is: ///ants.jumped.ranges

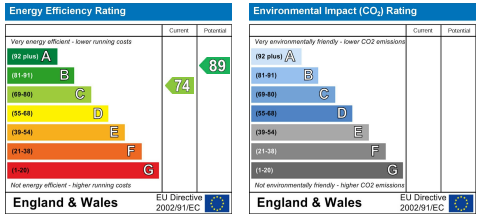
Ground Floor
Approx. 51.7 sq. metres (556.0 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.1 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)



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