



23 Shropshire Close, Fugglestone Red, Salisbury, Wiltshire, SP2 9PG

Guide Price £335,000 Freehold

Detached family home, offered in excellent order, situated on a corner plot offering 2 parking spaces and extra garden, integral garage and three bedrooms.

Description

Detached family home, offered in excellent order, situated on a corner plot offering 2 parking spaces and extra garden. There is a garage with exceptionally high roof offering enormous storage or conversion potential, gas central heating by radiators, double glazed windows and an easy maintenance west facing garden. There is a downstairs cloakroom, large sitting room, kitchen/dining room with oak cabinets, useful rear porch, 2 double bedrooms, single bedroom and bathroom. It is situated in a very quiet location within this small cul-de-sac to the north of Salisbury and about one and a half miles from Wilton.

Hall

Outside light, coats hanging space.

Cloakroom

Low level wc and hand basin with tiled splashback.

Sitting Room

Stairs to first floor with open space below, double doors to:

Kitchen/Dining Room

Part bamboo and part tiled flooring, range of work surfaces with inset single drainer stainless steel sink unit with mixer tap over, built in oven and 4 ring gas hob over, appliance space, good range of base and wall mounted cupboards and drawers.

Rear Porch

Sliding doors to garden, space and plumbing for washing machine and further appliance space.

Garage

Up and over door, pedestrian door to rear. Light and power, roof storage.

First floor Landing

Hatch to loft space.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Modern suite of white p-shaped bath with thermostatic rainfall and hand held shower over, wc, hand basin, heated towel rail.

Outside

To the front of the house are parking spaces for two vehicles. Wrought iron pedestrian gate leads to side garden with timber shed, greenhouse, apple tree and vegetable area. Paved pathway continues to the rear garden which is enclosed by timber fencing. Large paved patio with brick built barbeque area, low brick wall and archway to astroturf seating area and further vegetable garden, flower beds, ornamental pond, climbing roses and shrubs.

Services

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

Outgoings

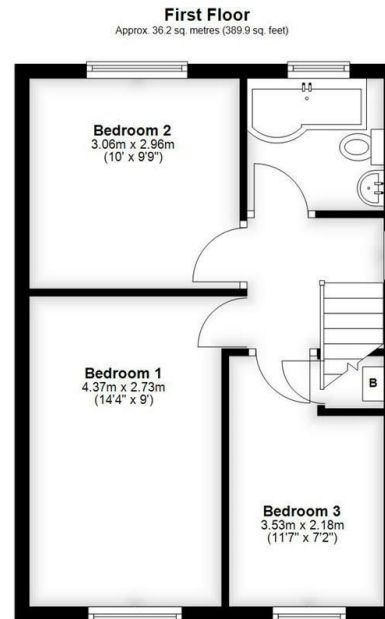
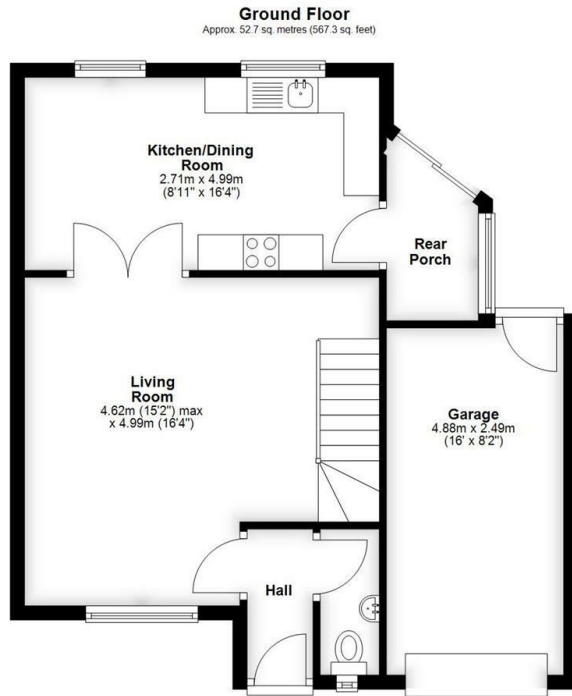
The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

Proceed out of Salisbury on the A360 north. At the second mini roundabout turn left into Ramleaze Drive. At the T-junction turn left and take the first left into Shropshire Close.

WHAT3WORDS

What3Words reference is: ///punt.founding.pushover



Total area: approx. 88.9 sq. metres (957.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(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

WHITES
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