



41 Cooks Close, Fugglestone Red, Salisbury, Wiltshire, SP2 9PS

£275,000 Freehold

About The Property

The property is a well presented three bedroom semi detached house which is offered to the market with no onward chain.

The deceptively spacious accommodation has been redecorated by the current owner and offers excellent family accommodation with PVCu double glazing, gas fired central heating, a corner plot garden and convenient off road tandem parking for two cars to the rear.

There is an entrance lobby and hallway which leads to the sitting room which enjoys a double aspect and an understair cupboard. The kitchen/dining room is a good size with a range of cream fronted base and wall units, attractive wall tiling and space for electrical appliances. There is a cupboard which houses the gas boiler and the dining area has space for a large table and French doors lead on to the rear garden which enjoys a westerly aspect.

On the first floor, the main bedroom has an over stair fitted wardrobe and an airing cupboard and there are two further bedrooms to the rear. The bathroom has a white suite with a shower over the bath and part tiled walls.

To the rear of the property is a lawned and paved garden, enclosed on all sides by timber fencing with a side access gate and a rear gate to the driveway.

Cooks Close is a cul de sac lying within the popular Fugglestone Red development on the north western side of the city which is approximately 2 miles from the city centre.



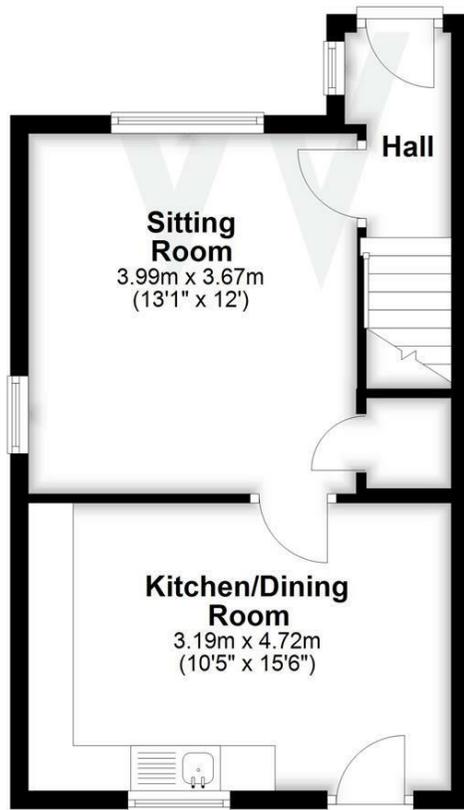
- Semi detached house
- Three bedrooms
- Sitting room
- Kitchen/dining room
- FF bathroom
- PVCu DG and gas CH
- Garden
- Off road parking for two cars
- Corner plot
- No chain





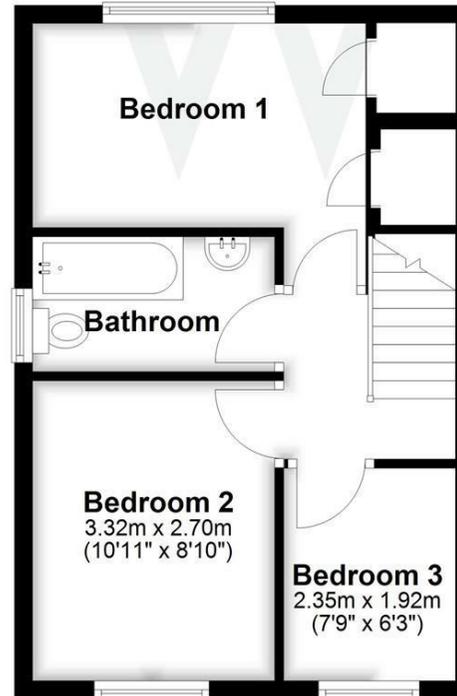
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 69.9 sq. metres (752.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: B - £2056.73 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators.

Directions: Leave Salisbury on the A360 Devizes Road and after approximately one mile, turn left at the roundabout on to the Fugglestone Red development. At the T-junction, turn left on to Ramleaze Drive and the property can be found on the left hand side at the junction with Cooks Close.

What3words: ///hires.munch.secret

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 71 | |
| (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 | |