


New Shaston, 2a Burford Avenue, Salisbury, Wiltshire, SP2 8AG

£425,000 Freehold

**A detached chalet bungalow offering adaptable accommodation together with terrific garage and parking on the edge of the city.**

**Directions**
From the city proceed south along Exeter Street continuing into Newbridge Road and turn first left into Britford Lane. Take the second right into Burford Avenue and continue almost to the end where New Shaston will been seen on the left hand side.

**Description**
This is a rare opportunity to purchase a detached chalet with double garage and workshop over together with ample parking in this popular area of Harnham. The accommodation is adaptable and currently offers, entrance hall, kitchen/breakfast room, three bedrooms, shower room, bathroom, sitting room, dining room and sun room. The kitchen and bedroom three were originally one large room and this could be easily reinstated. Gas central heating has been installed and there is double glazing throughout. A further benefit includes the folding bi-fold doors from the kitchen to the easy maintenance and enclosed garden. New Shaston is located in a very popular are of Harnham on the edge of the city within walking distance of local M&S, grammer schools and hospital.

**House Specifics**
The accommodation is arranged as follows, all measurements being approximate:

**Entrance hall**
Stairs to first floor and cupboards beneath.

**Shower room**
Large shower cubicle with glass screen and thermostatic mixer shower, low level WC and wash hand basin in vanity unit. tiled floor, heated towel rail.

**Sitting room 16'1" x 11'4" (4.91m x 3.47m)**
Feature fireplace with slate surround, marble hearth and inset wood burning stove. Oak flooring, door to:

**Dining room 11'4" x 7'10" (3.47m x 2.39m)**
Oak floor, sliding doors to:

**Sun room 10'6" x 5'5" (3.22m x 1.66m)**
Two doors leading to the garden, tiled floor, radiator. Electric underfloor heating.

**Kitchen/breakfast room 15'9" x 12'2" (4.82m x 3.72m)**
Extensive range of work surfaces with inset single drainer sink unit with mixer tap over and splashback, base and wall mounted cupboards, space and plumbing for washing machine, built in dishwasher. American style fridge freezer space, cupboard housing gas fired boiler for central heating and hot water. Built-in twin ovens with five ring gas hob over, tiled floor and bi-fold doors to garden.

**Bedroom three 12'2" x 11'1" (3.72m x 3.39m)**
Tiled floor.

**First floor - landing/study area**
Double built-in linen cupboard.

**Bedroom one 12'8" x 11'8" (3.87m x 3.58m)**
Eaves storage cupboards.

**Bedroom two 12'7" x 11'8" (3.85m x 3.58m)**
Eaves storage cupboard.

**Bathroom 7'1" x 6'5" (2.18m x 1.97m)**
Panelled bath, low level WC and circular hand basin on top of vanity unit. Tiled floor, part tiled walls. Heated towel rail. Electric underfloor heating.

**Double garage 16'9" x 18'2" max (5.12m x 5.55m max)**
Two sets of double opening doors, stairs to first floor workshop.

**Outside**
The property is approached via wrought iron sliding gates with attractive spider web design with large pavior parking area for a number of vehicles. Pedestrian access leads to the rear garden which is designed for easy maintenance, enclosed by brick walling with large seating area, paving slabs with slate insets, vegetable garden and flowerbeds. Garden shed.

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

**Outgoings**
The Council Tax Band is ‘ E ’ and the payment for the year 2020/2021 payable to Wiltshire Council is £2463.55.

## Ground Floor

Approx. 104.3 sq. metres (1122.9 sq. feet)




## First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)




Total area: approx. 142.4 sq. metres (1532.7 sq. feet)

**WHITES**
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