



114 Saxon Leas, Winterslow, Salisbury, Wiltshire, SP5 1RW

£270,000 Freehold

**A well presented three bedroom end of terrace house situated in an off-road cul-de-sac location and benefiting from front and rear gardens, PVCU double glazing, oil fired central heating and a single garage.**

### **Directions**

Leave Salisbury along the A30 London Road and after approximately 4 miles turn right towards Winterslow. Upon entering the village continue into Middleton Road before turning left into Saxon Leas. Turn left into a further part of Saxon Leas, following the crescent around and the property can be found at the far end.

### **Description**

The property is a staggered three bedroom end of terrace house (in a small terrace of four similar properties) located at the end of a residential cul-de-sac in an off-road location. The property is presented in good order throughout and comprises an entrance porch which leads to a dining room. An archway leads through to a kitchen which has an excellent range of units with an integrated oven and hob and both these areas have electric underfloor heating. Leading from the dining room is a sitting room which has a wood-burner and sliding doors leading out onto the garden. On the first floor are three bedrooms (two doubles) and a family bathroom with a white suite. Externally there is an area of front garden and the rear garden has a westerly aspect. Further benefits include PVCU double glazing throughout, oil fired central heating and a single garage in a nearby block. The village itself offers a wide range of amenities including a good primary school, local shop, village hall and public house. The village itself offers good access onto the A30 London Road.

### **House Specifics**

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

Part glazed door to:

#### **Entrance lobby**

Tiled floor, high level electric fusebox. Part glazed door to:

#### **Dining room 10'0" x 8'0" (3.07m x 2.45m)**

Window to front, double radiator, tiled floor with underfloor heating, space for table and chairs, archway to kitchen. Door to:

#### **Sitting room 17'8" max x 15'10" (5.40m max x 4.84m )**

Fireplace with inset wood-burner, oak floor, stairs with cupboard under, two double radiators, window to rear, sliding glazed doors to rear and garden, built-in bookshelf.

#### **Kitchen 11'10" x 6'8" (3.61m x 2.04m)**

Fitted with cream-fronted base and wall units with timber work surfaces over, integrated electric oven with four-ring hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, sink with mixer tap, two windows to front.

#### **First floor - landing**

Overstair airing cupboard housing loose lagged hot water cylinder and immersion with shelving.

#### **Bedroom one 13'2" x 10'6" (4.02m x 3.22m)**

Two windows to rear, radiator, access to loft with pull-down ladder.

#### **Bedroom two 10'11" x 10'4" (3.35m x 3.16m)**

Window to front, radiator.

#### **Bedroom three 8'7" x 6'10" (2.63m x 2.10m)**

Window to rear, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, panelled bath with Mira shower over and shower screen, majority tiled walls, heated towel rail, obscure glazed window to front.

### **Outside**

To the front of the property there is an area of garden which is lawned with a path leading to the front door where there is also a brick paved area. There are raised flowerbeds and a gravelled area leads to the side of the property where there is a side access gate and an oil tank. The rear garden enjoys a westerly aspect with a raised patio area with steps leading down to the lawn. The garden is enclosed on all sides by timber fencing. Opposite the front of the property there is a block of five garages which back onto the front of the property and the garage to this property is the fourth from the right (with the black garage door).

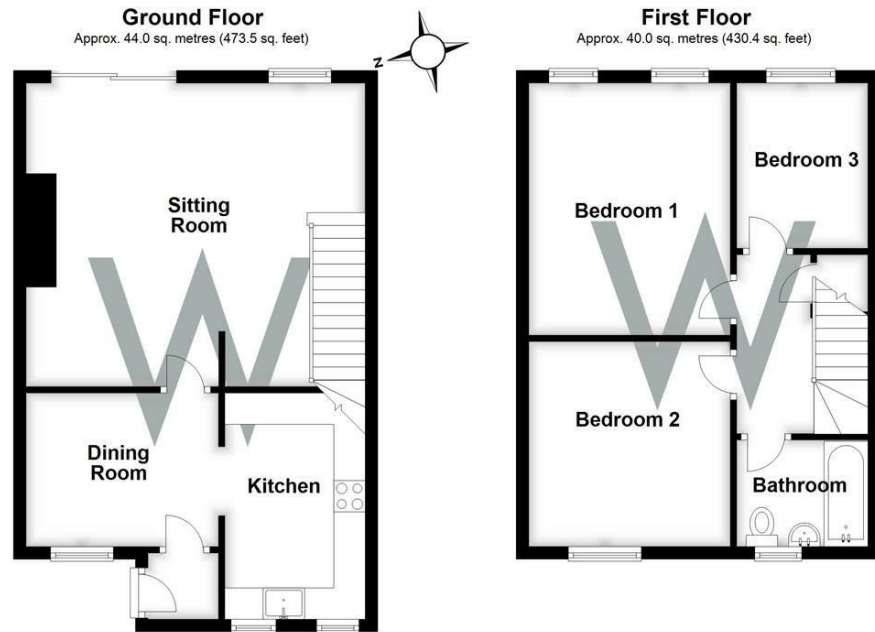
### **Services**

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2019/2020 payable to Wiltshire Council is £1,670.99.





| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                                                                 |                         |           |
|---------------------------------------------|-------------------------|------------------------------------------------|-----------------------------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |                                                | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |                                                | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |                                                | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |                                                | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |                                                | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |                                                | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |                                                | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |                                                | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |                                                | England & Wales                                                 | EU Directive 2002/91/EC |           |

Total area: approx. 84.0 sq. metres (903.9 sq. feet)



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