



2 College Road, Durrington, Salisbury, Wiltshire, SP4 8HP

£350,000 Freehold

## **An extended and updated three bedroom semi detached house, presented in excellent order throughout.**

### **Description**

The property is an extended three bedroom semi detached house that has been greatly improved by the present owners and now provides extremely well presented accommodation with gardens and a parking area to the rear. The upgrades to the house include new bathroom suites, a refitted kitchen with fully integrated appliances, a new boiler installed in 2023, recarpeting and redecoration and Oak veneer doors throughout and the property also has PVCu double glazing. On the ground floor is a large entrance hallway, a cloakroom, a sitting room and a dining room which leads to the large extended kitchen. On the first floor are two good size double bedrooms, a third bedroom and a family bathroom. Externally, there is an area of front garden and there is side access in to the landscaped rear garden which has a car park behind it, accessed via a gate. College Road has a mixed stock of attractive housing and is conveniently located within this popular village, with easy access to the countryside for walking and cycling. Durrington has an excellent range of amenities including supermarkets (Tesco nearby), doctors and dentists surgeries and schools (primary and secondary). The nearby town of Amesbury lies approximately one mile away with an excellent range of further amenities and the A303 also lies nearby serving London and the West Country. Salisbury lies ten miles to the south and can also be reached by a regular bus service.

### **Property Specifics**

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

#### **Entrance Hall**

Glazed front door, radiator, stairs, cupboard with hanging rail.

#### **Sitting Room**

Bay window to front, radiator.

#### **Dining Room**

Space for table and chairs, radiator, patio doors to rear, through to;

#### **Kitchen**

Fitted with base and wall units with Quartz work surfaces over, sink with mixer tap under window to side, integrated electric oven, grill, hob and extractor, dishwasher, fridge/freezer and washing machine, porthole window to rear, part glazed door to side.

#### **Cloakroom**

Low level WC, wash hand basin with cupboard under, part tiled walls, radiator, obscure glazed window to rear.

#### **First Floor Landing**

Loft access, cupboard housing Ideal gas boiler.

#### **Bedroom One**

Window to front, radiator.

#### **Bedroom Two**

Window to rear, radiator.

#### **Bedroom Three**

Window to front, radiator, fitted wardrobe.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with rainfall shower over and screen, wash hand basin with cupboard under, low level WC, fully tiled walls, heated towel rail, extractor, obscure glazed window to rear.

#### **Outside**

The front garden is lawned and enclosed by low level brick wall with a path to the front door. Side access leads to the rear garden which has a patio and lawn, with an outside tap, light and a timber shed. Rear access gate leads to the parking area.

#### **Services**

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

#### **Outgoings**

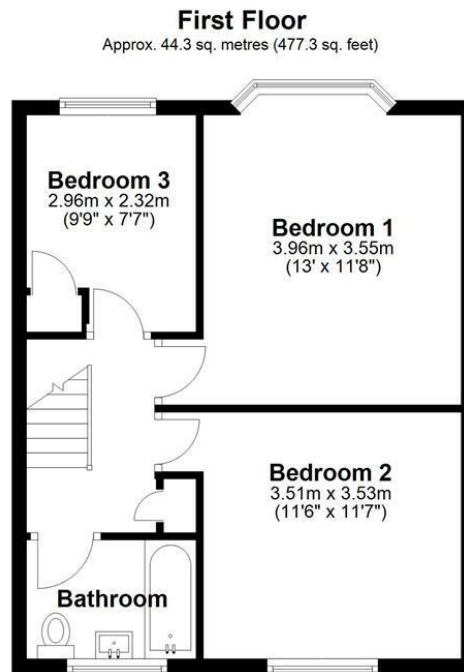
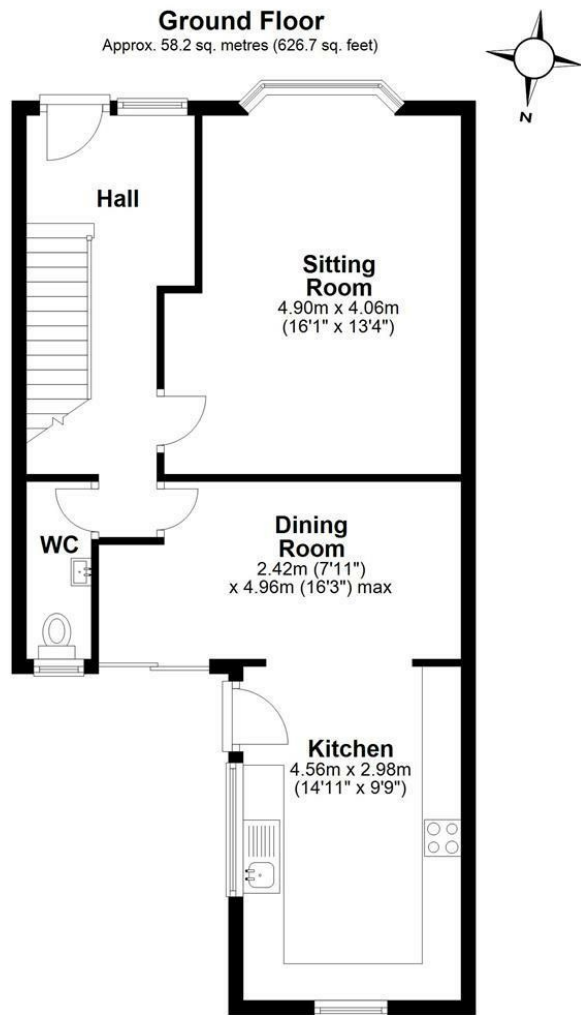
The Council Tax Band is ' C and the payment for the year 2024/2025 payable to Wiltshire Council is £2014.08

#### **Directions**

From Salisbury, proceed north on the A345 and go over the A303 roundabout. At the next roundabout turn right and continue before turning left at the garage in to Bulford Road. Proceed for approximately a quarter of a mile before turning left in to College Road. The house can be found immediately on the right hand side.

#### **WHAT3WORDS**

What3Words reference is: [///decorate.snoring.forensic](#)



Total area: approx. 102.6 sq. metres (1104.0 sq. feet)

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>71</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

**WHITES**  
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