



4 Pauls Dene Road, Salisbury, Wiltshire, SP1 3SE

Guide Price £330,000 Freehold

An extended semi detached house situated in a quiet cul de sac.

Description

The property is an extended semi detached house situated in a quiet cul de sac on the northern outskirts of the city. The well proportioned accommodation comprises an entrance lobby, hall, sitting room with an attractive bay window, dining room, extended kitchen, 3 bedrooms and a bathroom. The rear garden is a good size and there is a driveway. Benefits include PVCu double glazing, gas central heating and no onward chain. It would now benefit from some updating.

Pauls Dene Road is a quiet cul de sac on the northern outskirts of the city with excellent open spaces nearby (Hudsons Field, Old Sarum, Victoria Park and Bishopdown Country Park). There is a Co-Op store on the nearby Castle Road and there is a regular bus service to the city centre which lies approximately one mile away.

Entrance Lobby

Tiled floor, wooden front door with leaded light side windows to:

Hall

Stairs to first floor with cupboard below.

Sitting Room

Bay window to front elevation, ornamental fireplace surround and hearth.

Dining Room

Large storage cupboard, double doors to garden.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers. Stainless steel sink and drainer, built in oven, hob and extractor hood, plumbing and space for washing machine, door to garden. Understairs larder cupboard.

First floor Landing

Hatch to loft space.

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Panel bath with shower attachment, low level wc and hand basin. Cupboard housing Viessman combination gas boiler for heating and hot water.

Outside

To the front of the property there is an area of garden with steps leading down to the front door. There is a side access path which leads into the rear garden which is a good size, with patio, lawn, flower beds and shrubs. Enclosed by walls and timber fencing.

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 2024/2025 payable to Wiltshire Council is £2525.94.

Directions

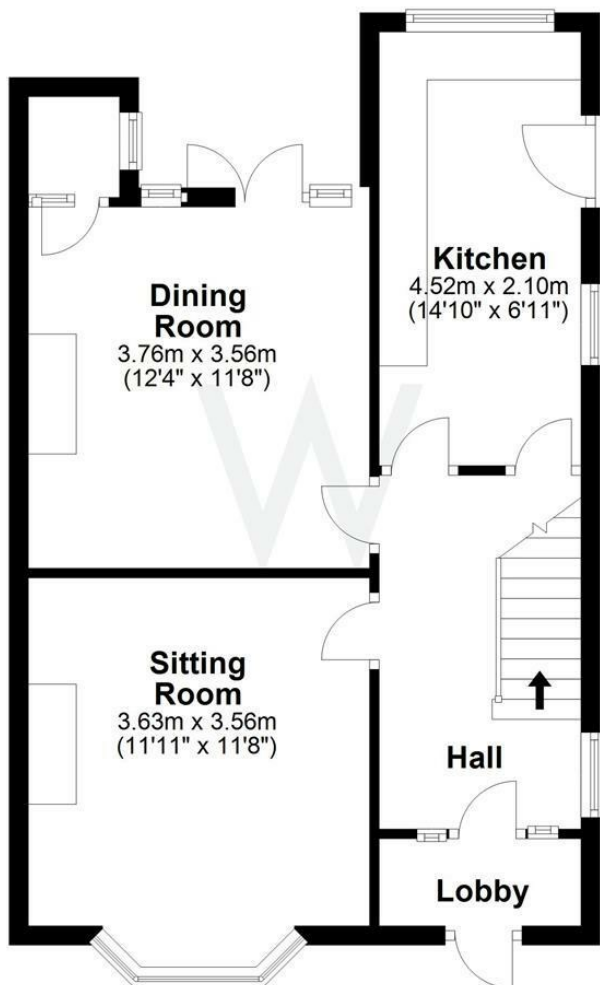
From our office in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. Crossing two mini roundabouts, take the next right hand turn into Pauls Dene Road. Turn right again and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///tip-toes-glows-valve](https://www.what3words.com/#!/tip-toes-glows-valve)

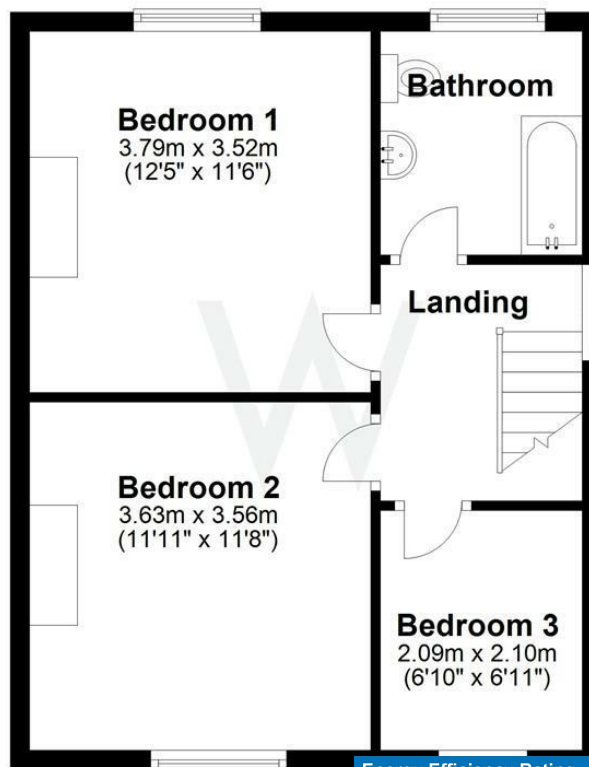
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	83
(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	



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