



## 21 Ayleswade Road

Salisbury, SP2 8DW

£350,000



A surprisingly spacious 3 bedroom semi-detached house in a highly convenient location. 21 Ayleswade Road is a substantial three bedroom house offered for sale in good basic order throughout and with vacant possession. The property is double glazed with gas heating, the kitchen and bathroom fittings are modern but generally the house could benefit from some cosmetic enhancements, Accommodation comprises entrance hallway, sitting room, dining room, kitchen, 3 bedrooms, and bathroom with separate WC. Outside the property benefits from a generous rear garden which holds further potential. Located in Ayleswade Road, the property is very well placed for the city centre with an attractive short walk to the Cathedral Close, the position provides great access to the district hospital and other local amenities.



## Directions

From the Exeter Street roundabout turn into St Nicholas Road. Proceed over the bridge and straight ahead at the lights into Ayleswade Road. Number 21 can be found on your left.

## Double Glazed Front Door to:

### Entrance Hall

Stairs to first floor with cupboard under. Double radiator.

### Sitting Room 11'11" x 12'11" (3.65m x 3.95m )

Double glazed window to front aspect, open fireplace with tiled surround, double radiator and television point. Arch to:

### Dining Room 10'7" x 10'4" (3.25m x 3.15m)

### Kitchen 9'2" x 10'5" max (2.8m x 3.2m max )

Matching wall and base units with mixer tap over. Space for oven, fridge/freezer and washing machine. Inset stainless steel sink with mixer tap and tiled splashbacks. Understair larder cupboard, double glazed door and window to rear garden.

### First Floor Landing

Double glazed window to rear aspect and access to loft.

### Bedroom One 12'1" x 11'5" (3.7m x 3.5m )

Double glazed window to front aspect, double radiator and built-in double width cupboard.

### Bedroom Two 10'7" x 10'5" (3.25m x 3.2m )

Double glazed window to front aspect and radiator.

### Bedroom Three 8'2" x 8'8" max reducing to 5'8" (2.5m x 2.65m max reducing to 1.75m )

Double glazed window to rear aspect, radiator and stair bulkhead area.

### Bathroom

Modern pedestal basin and panelled bath with Mira electric shower over. Tiled splashbacks, radiator, obscure double glazed window and extractor fan. Full height airing cupboard housing Worcester gas boiler and factory lagged hot water tank.

### Separate WC

Modern white WC, extractor fan and obscure double glazed window to rear aspect.

### Outside

To the front of the house is a sloping bank currently laid to grass with mature tree and planting. Steps lead up to access path to front door and rear garden. Immediately outside the kitchen is a covered area with gate to the side and providing access to:

#### Store Shed (2.25m x 1.65m)

Brick built structure with window to rear aspect.

#### Potting Shed (1.7m x 0.95m)

Brick built structure.

Beyond is a lovely garden approximately 15m long which is flat and enclosed by wooden fencing and wall.

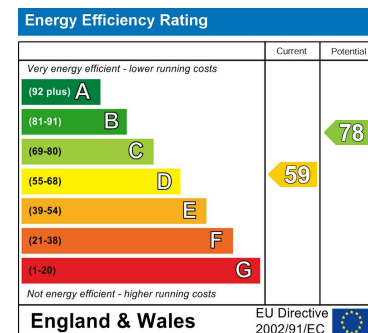
## Area Map



## Floor Plans



## Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>