



19 Angler Road

Salisbury, SP2 9PB

£415,000



A very well maintained detached house situated within a quiet cul-de-sac setting on the North Western edge of the city. 19 Angler Road is a well proportioned modern four bedroom property benefitting from a lovely rear garden which creates a fantastic level of privacy. The house has been improved by its current owners with a number of notable enhancements including a replacement boiler/radiators, double glazing and a replacement garage door. 19 Angler Road has a beautiful rear garden which has been landscaped and maintained beautifully with a great level of mature planting, the garden along with the house itself only appreciated by an internal viewing. The location is very convenient for local schools, open countryside and the city centre itself. An early viewing is advised.



Directions

Proceed to the A360 to Fugglestone Red, turning right at the mini-roundabout. At the t-junction turn right onto Angler Road following the road for a short time where a small cul-de-sac can be found on your left, number 19 can be found on your right.

Double Glazed Front Door to:

Entrance Hall

Stairs to first floor. Door to integral garage, kitchen, sitting room and cloakroom. Radiator and laminate flooring.

Cloakroom

Low level WC and wash hand basin. Obscure double glazed window and radiator.

Kitchen 15'5" x 11'9" (4.7m x 3.6m)

Matching wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap. Inset gas hob with integral electric oven under and extractor hood over. Space for washing machine and fridge/freezer. Breakfast bar, radiator, tiled splashbacks and floor. Double glazed doors and window overlooking the rear garden, inset Velux style windows and ceiling spotlights.

Lounge 17'8" x 12'3" (5.4m x 3.75m)

Double glazed bay window to front aspect, radiator, television aerial point and laminate flooring.

Dining Room 8'2" x 12'5" (2.5m x 3.8m)

Double glazed sliding doors to rear garden. Radiator and laminate flooring.

Landing

Overstair linen cupboard. Radiator. Access to loft.

Bedroom One 12'5" x 10'9" (3.8m x 3.3m)

Double glazed window to front aspect. Double wardrobe and radiator. En-suite – Refitted generous shower cubicle with Mira shower. Push button WC, vanity basin, tiled floor. Tiled walls and obscure double glazed window.

Bedroom Two 10'5" x 8'2" (3.2m x 2.5m)

Double glazed window to rear. Radiator. Loft access.

Bedroom Three 9'4" x 8'0" (2.85m x 2.45m)

Double glazed window to rear overlooking garden. Radiator.

Bedroom Four 8'6" x 6'10" (2.6m x 2.1m)

Double glazed window to front aspect. Radiator.

Bathroom

Modern WC, pedestal basin, shower bath with Triton shower over. Tiled walls and splashbacks. Obscure double glazed window to side aspect. Heated towel rail and extractor fan.

Outside

The property has a double width brick paved driveway providing parking for up to four cars. Door to integral garage and gate to side pedestrian access. The front garden has been planted with an extensive range of planting and mulched for low maintenance. Range of mature hedgerow.

Integral Garage (5.4m x 2.5m)

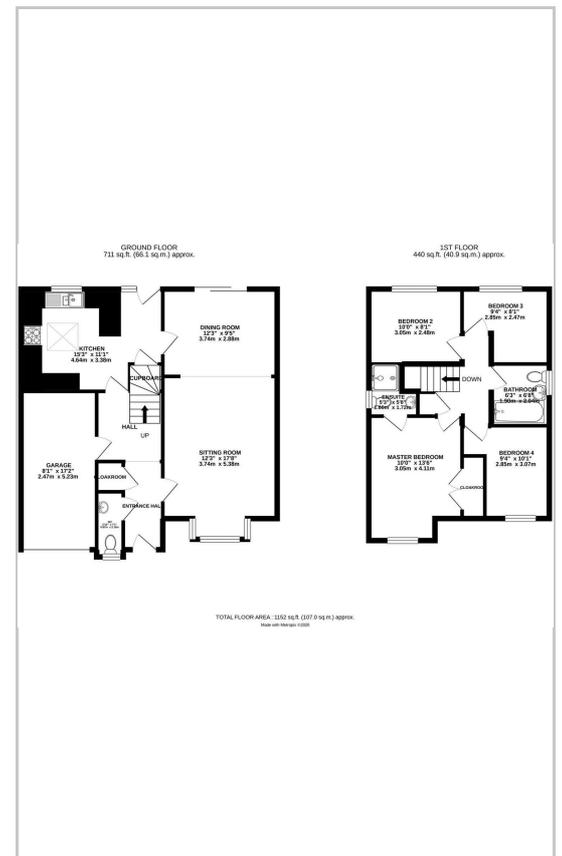
Recently fitted sectional up and over door to front aspect, door to hallway. Power, light and newly installed Vaillant gas boiler.

The rear garden is a real feature of the property and can only be appreciated by a visit. Immediately outside the kitchen and dining room doors is an attractive brick paved patio area, with path to side. Steps lead up to a sloping area of lawn with a huge range of mature planting including a mature range of mature trees and shrubs, all well enclosed by wooden fencing. Toward the far end of garden is a lovely gravelled area with a further range of mature planting and a Summerhouse.

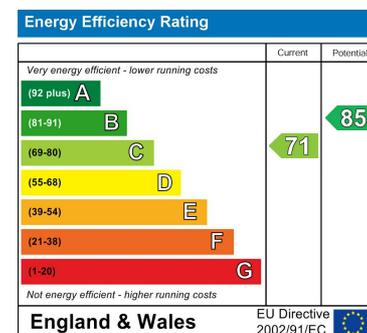
Area Map



Floor Plans



Energy Efficiency Graph



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