



27 Queen Mary Road

Salisbury, SP2 9LD

£310,000



An extended detached bungalow quietly tucked away toward the end of this cul-de-sac. 27 Queen Mary Road is much loved home which has been well maintained but could now benefit from some modernisation, offering a great chance to personalise. The property is double glazed with gas heating (modern boiler) and is generally neat and tidy throughout. 27 Queen Mary Road has benefitted from a substantial rear extension resulting in a 7m sitting room, 5.5m kitchen/breakfast room and generously proportioned bathroom. The bungalow also offers three bedrooms and sun/garden room. Outside 27 Queen Mary Road has a brick paved driveway for 2-3 cars and attractive rear garden which is well enclosed and particularly private. The property is offered with vacant possession and has huge potential to personalise and/or extend further (subject to planning consent).



Directions

Proceed to Queen Alexandra Road turning into Queen Mary Road. Number 27 can be found toward the far end of the road on the right hand side.

Double Glazed Front Door to:

Entrance Hall

Full height cupboard housing electric fuses. Radiator and ceiling spotlights.

Inner Lobby

Space for coats. Radiator.

Sitting Room 22'9" x 10'11" (6.95m x 3.35m)

Double glazed doors to sun room, two radiators, wall lights and feature fireplace.

Sun Room 8'2" x 10'9" (2.5m x 3.3m)

Aluminium frame with doors to rear garden.

Kitchen 18'4" x 7'6" (5.6m x 2.3m)

Matching range of wall and base units with work surface over. Inset Neff gas hob with extractor hood over. Space for fridge/freezer, washing machine, tumble dryer and slimline dishwasher. Inset stainless steel sink with mixer tap, tiled splashbacks. Space for dining table, radiator, double glazed door and window overlooking rear garden

Bedroom One 11'11" x 10'9" (3.65m x 3.3m)

Double glazed window to front aspect with built in window seat. Built in double wardrobe with sliding doors. Radiator and laminate flooring.

Bedroom Two 8'4" x 7'10" (2.55m x 2.4m)

Double glazed bay window to front aspect. Substantial built in double wardrobe with sliding doors.

Bedroom Three 10'7" x 7'8" (3.25m x 2.35m)

Double glazed window to side aspect. Radiator. Access to loft space (housing gas combination boiler).

Bathroom

White WC, vanity basin and walk-in shower enclosure with Mira electric shower (NB The bath could be refitted). Tiled splashbacks, radiator and obscure double window.

Outside

To the front of the bungalow is a brick paved parking area for 2-3 cars enclosed by mid-height brick wall. Ornamental fir tree and pedestrian access to side. To the rear of the property is a paved patio with outside tap and light. Beyond is a small area of lawn with well stocked border. Pathway leading past further flower border to raised further feature patio providing access to greenhouse. Garden shed.

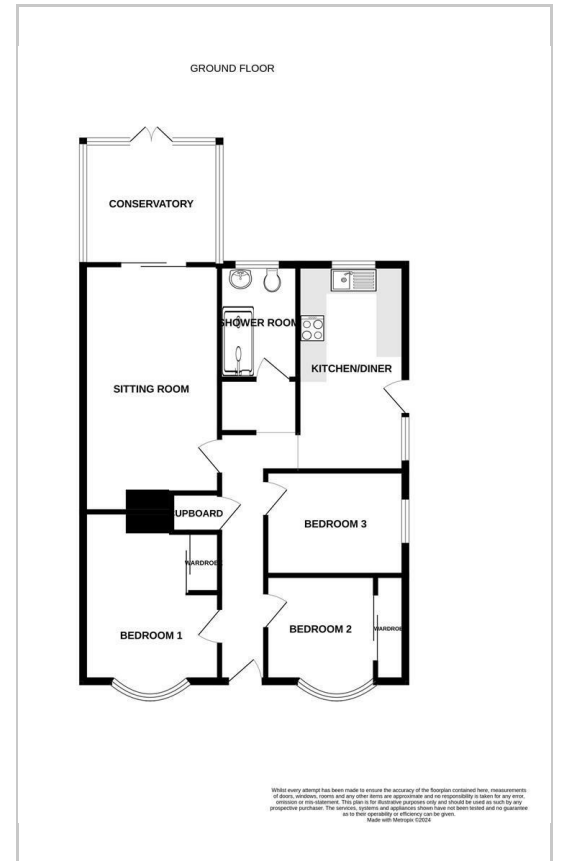
Agent's Note

The property has benefitted from the installation of loft spray foam insulation (2018). This foam is 'open cell' insulation, which is considered preferable.

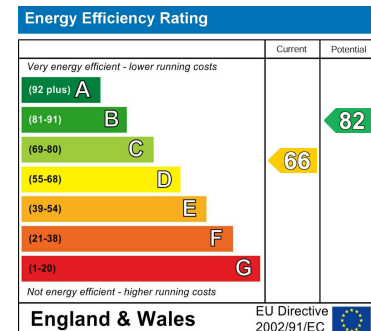
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.