



## 5 Chase Crescent

Salisbury, SP5 5RN

Guide price £349,950



A substantial semi-detached house occupying a generous plot within this peaceful semi-rural setting. 5 Chase Crescent is a well loved family home which now offers great scope to improve, personalise and extend (subject to planning consent). The property offers a good level of accommodation currently providing entrance hall, two reception rooms, 15ft kitchen, ground floor cloakroom, useful store/utility room, three bedrooms and bathroom. The house is double glazed and is generally neat and tidy, however some enhancement may be needed to the heating system and fittings. Outside 5 Chase Crescent has a generous front garden with 2-3 car driveway, the rear garden is particularly generous with huge potential for landscaping to provide vegetable plots.



## Location

Chase Crescent is a small group of houses quietly tucked away in a semi-rural location close to Sixpenny Handley. The charming setting provides an owner a rural setting, without isolation and close to village amenities. Sixpenny Handley is a thriving village with a good list of amenities including village school, shop and doctors surgery. Both Salisbury and Blandford are within easy reach.

## Directions

Proceed on the A354 toward Blandford, turning right at the roundabout signposted Sixpenny Handley. Follow the road (B3081) through the village, passing the church and primary school. After leaving Sixpenny Handley follow the road for a short time. Chase Crescent can be found on your right hand side.

## Double Glazed Front Door to:

### Entrance Porch

Double glazed door to:

### Entrance Hall

Stairs to first floor, electric night storage heater and electrical fuses.

### Sitting Room 15'5" x 10'11" (4.57m'1.52m" x 3.05m'3.35m)

Double glazed doors to rear garden, double glazed window to front. Inset Esse log burner with mantle over. Telephone point.

### Dining Room 10' x 9' (3.05m' x 2.74m' )

Double glazed window to rear. Electric night storage heater.

### Kitchen 15' x 8'2" (4.57m' x 2.44m'0.61m")

Matching range of wall and base units. Space for cooker, washing machine and serving refrigerator. Inset stainless steel sink unit with mixer tap, tiled splashbacks. Double glazed windows to front and rear gardens.

### Side Porch

Double glazed doors to front and rear. Tiled floor.

### Store Room/Utility 9' x 6' (2.74m x 1.83m )

Double glazed window to rear. Power and light.

### Cloakroom

Modern push button and wall hung basin. Tiled floor, double glazed window to front aspect.

### First Floor Landing

Twin double glazed windows to front. Electric night storage heater. Full height airing cupboard.

### Bedroom One 11'11" x 12' (3.35m'3.35m" x 3.66m' )

Double glazed window to rear garden. Built in wardrobe. Open tiled fireplace. Picture rail.

### Bedroom Two 12' max x 9' (3.66m' max x 2.74m' )

Double glazed window to rear garden. Picture rail.

### Bedroom Three 10' max x 8' (3.05m' max x 2.44m' )

Double glazed window to rear. Picture rail.

### Bathroom

White suite comprising WC, wall hung basin and panelled bath. Tiled walls, obscure double glazed window to side. Access to loft.

### Outside

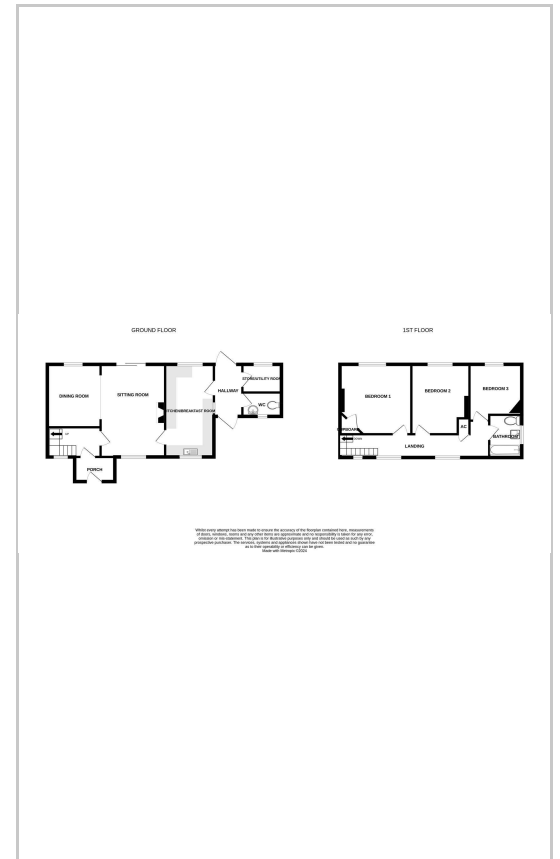
To the front of the house is a generous area of lawn which is enclosed by mature hedge. Concrete driveway providing parking for 2/3 cars with scope to create further parking. Pedestrian access to side.

The rear garden is a very generous area which is well enclosed by wooden fencing and hedge. Immediately outside the sitting room is a paved patio area, the majority of the garden is laid to lawn which is interspersed with some mature planting. Hardstanding for garden shed/greenhouse etc.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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.

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

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