



27 Woodlea Grange

Salisbury, SP5 3PA

Asking price £315,000



A very well maintained and presented modern home quietly tucked away in this cul-de-sac within the heart of the very popular village of Alderbury. 27 Woodlea Grange is a three bedroom end terrace house benefitting from a number of appealing features including cloakroom, attractive rear garden with a Southerly aspect, garage and generous levels of off road parking. The layout of the property is very well considered with a generous kitchen that could accommodate a dining table, living room overlooking the rear garden and well proportioned bedrooms. 27 Woodlea Grange is double glazed with gas heating and is decoratively well presented throughout. Located in a prime position within the development the house is perfectly situated for access to village amenities such as school, village shop, village hall, recreation ground/playpark, post office, church and public house. Alderbury also provides great access to Salisbury, Romsey and Southampton/M27. Offered for sale with vacant possession an early viewing is advised.



Directions

Proceed to Alderbury following the old Southampton Road through the Village. After passing the village hall on your right hand side, turn left into Firs Road. Turn second left into Woodlea Grange following the cul de sac where 27 can be found at the far end on the left.

Front Door to:

Entrance Hallway

Stairs to first floor. Radiator.

Cloakroom

Low level WC, pedestal basin with tiled splashbacks. Radiator. Obscure double glazed window.

Kitchen 10'7" x 8'6" (3.25m x 2.61m)

Matching wall and base units with work surface over. Built in Bosch gas hob with extractor hood over and oven under. Plumbing and space for washing machine, dishwasher and fridge/freezer. Inset stainless steel 1 ¼ bowl sink with mixer tap over, tiled splashbacks. Potterton gas boiler, radiator, double glazed window to front aspect.

Sitting Room 14'9" x 15'8" max (4.5m x 4.8m max)

Double glazed doors to rear garden, two radiators and television points. Understairs storage cupboard

First Floor Landing

Overstair airing cupboard housing pressurised hot water tank. Access to loft space and radiator.

Bedroom One 12'7" x 8'8" (3.85m x 2.65m)

Double glazed window to rear aspect. Three built in wardrobes, radiator, television aerial and telephone points.

Bedroom Two 10'7" ext to 12'9" x 8'2" (3.25m ext to 3.9m x 2.5m)

Double glazed window to front aspect. Radiator.

Bedroom Three 9'2" x 6'6" (2.8m x 2m)

Double glazed window to rear aspect. Radiator.

Bathroom

White push button WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, radiator, shaver point, extractor fan and obscure double glazed window.

Outside

To the front of the house is a small gravelled flower bed with outside light. To one side of the house is access to the private parking area where the property has one allocated space but also additional room for further parking.

Garage (5m x 2.85m)

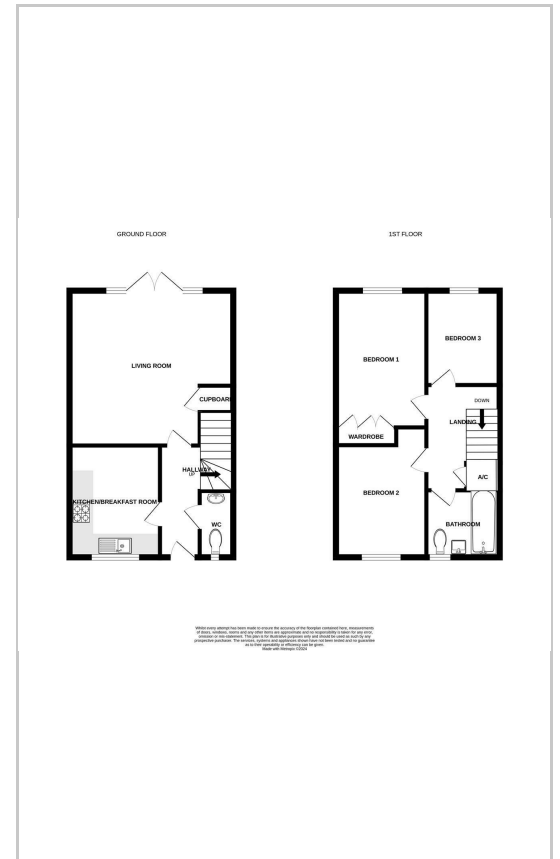
Up and over door to front, pedestrian door to side. Power, light and loft storage.

The rear garden is a real feature of the house due to its tranquility and sunny aspect. Immediately outside the living room is a paved patio area with outside tap, gate to side. Beyond is an area of lawn with well stocked flower bed. At the far end of the garden is a further paved patio with door to the garage.

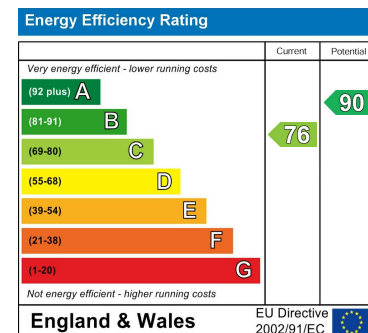
Area Map



Floor Plans



Energy Efficiency Graph



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