



2 Rosemary Close

Laverstock, SP1 1PP

£300,000



A three bedroom semi-detached home quietly tucked away within this hugely popular location. 2 Rosemary Close is a substantial property which would now benefit from some modernisation and cosmetic enhancement. The property is double glazed with electric heating and has a number of useful features such as double glazed conservatory, generous driveway, garage and sunny rear garden. Accommodation comprises storm porch, entrance hall, sitting room, dining room, kitchen, double glazed conservatory with cloakroom, three bedrooms and bathroom. 2 Rosemary Close offers the opportunity for a buyer to enhance and personalise as well as scope to extend (subject to planning). Situated in this small cul-de-sac the property is perfectly situated for all of the amenities in Laverstock (including very popular schools) country park/walks and access to Salisbury city centre. An early viewing is advised.



Directions

Proceed to Laverstock following Laverstock Road, turn right into The Avenue. After a short time turn right into Vanessa Avenue, Rosemary Close can be found after a short time on your right.

Double Glazed Doors to:

Storm Porch

Tiled floor and double glazed door to:

Entrance Hall

Stairs to first floor with storage cupboard under. Electric night storage heater.

Sitting Room 11'1" max x 13'0" (3.4m max x 3.97m)

Double glazed picture window to front aspect. Tiled fire surround, modern electric heater, telephone point and glazed sliding door to:

Dining Room 11'1" x 8'2" (3.4m x 2.5m)

Double glazed sliding door to rear garden and electric night storage heater.

Kitchen 10'4" ext to 13'1" x 8'2" (3.15m ext to 4m x 2.5m)

Range of wall and base units with worksurface over. Space for cooker, space for washing machine and space for fridge/freezer, stainless steel sink unit, tiled splashbacks and full height larder cupboard. Double glazed window to side and door to:

Conservatory 11'5" x 7'8" (3.5m x 2.35m)

Double glazed elevations with performance roof. Door to side and rear garden.

WC

Low level WC and window to side aspect.

First Floor Landing

Double glazed picture window to front. Full height airing cupboard housing hot water tank.

Bedroom One 10'11" x 9'4" (3.35m x 2.85m)

Double glazed window to front aspect. Full range of built in wardrobes and high level cupboards. Electric night storage heater.

Bedroom Two 11'3" x 10'2" (3.45m x 3.1)

Double glazed window to rear aspect. Electric night storage heater.

Bedroom Three 9'6" x 7'2" (2.9m x 2.2m)

Double glazed window to rear aspect.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with electric shower over. Tiled splashbacks, obscure double glazed window, heater towel rail, warm air heater and access to loft space.

Outside

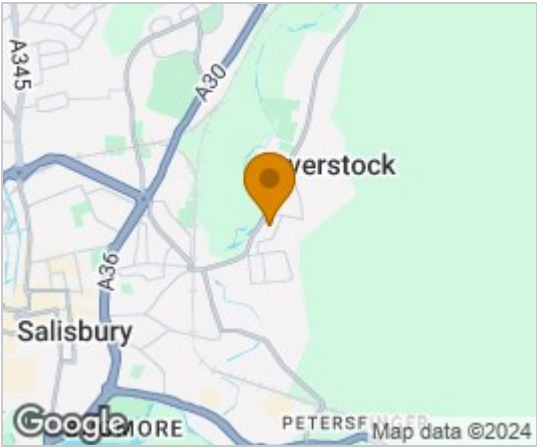
The expansive front garden is well enclosed by wall and fencing and is laid to stone chippings for low maintenance. Tarmacadam driveway provides parking for 2/3 cars and leads to the side of the house.

Garage (4.9m x 2.45m)

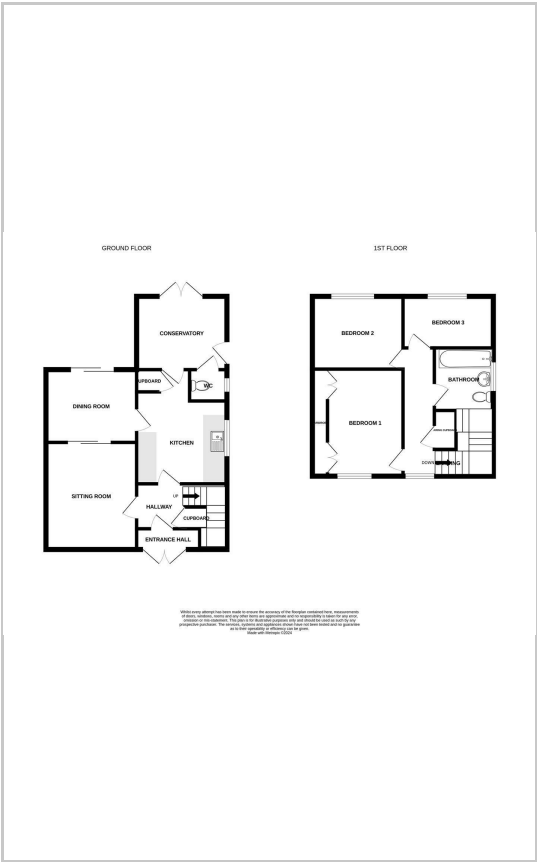
Up and over door, window to side.

The rear garden has a southerly aspect and is well enclosed by wooden fencing. Immediately outside the dining room doors is a paved patio, beyond is an area of lawn with a range of mature planting. Garden shed.

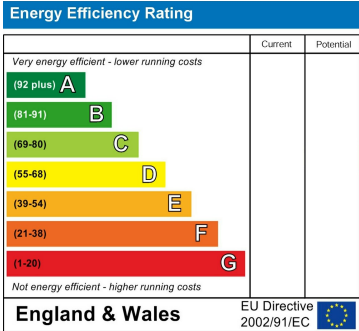
Area Map



Floor Plans



Energy Efficiency Graph



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