

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 25 Roman Meadow

Salisbury, SP5 3LB

£349,950



A surprisingly substantial four bedroom house quietly tucked away toward the end of this cul-de-sac. 25 Roman Road is a very well presented family home which offers a great level of accommodation for the asking price. The property has re-fitted modern double glazing, gas heating with replacement boiler, modern kitchen and beautifully refitted bathroom and cloakroom. Outside the property has an open plan front garden, well enclosed and private rear garden with useful shed/workshop. There is a very generous level of on-street parking. The quiet location has attractive riverside walks on its doorstep with a play park/field a short distance. Downton is a thriving village with a long list of amenities including popular schools, doctors surgery, shops, cafes and public houses. The village also provides fantastic access to the New Forest and South Coast. An internal viewing is essential to appreciate this fantastic family home.





Directions

Proceed through Downton on The Borough/High Street, turning right into Moot Lane, past The Moot, doctors surgery and Saxon Meadow, turning right into Roman Meadow. Turn left where number 25 can be found on your left toward the end of the road.

Double Glazed Front Door to:

Entrance Hall

Stairs to first floor with storage cupboard under, full height cloaks cupboard, radiator and door to cloakroom.

Cloakroom

Refitted low level WC and wash hand basin, radiator and double glazed window.

Sitting/Dining Room 23'3" x 12'3" (7.10m x 3.75m )

This generous room is laid out in two defined spaces:  
Sitting Area – Double glazed window to front aspect, feature fireplace and radiator.  
Dining Area – Double glazed doors to rear garden. Radiator.

Kitchen 10'4" x 9'0" (3.15m x 2.75m )

Matching shaker style wall and base units with worksurface over. Inset ceramic sink with mixer tap, built in electric hob with oven under and extractor hood over. Space for fridge/freezer and washing machine. Tiled splashbacks and floor, double glazed window to rear aspect and feature unit lighting.

First Floor Landing

Double width linen cupboard.

Bedroom One 13'7" x 9'2" (4.15m x 2.8m )

Twin double glazed windows to rear aspect, built in double wardrobe with mirrored sliding doors and radiator.

Bedroom Two 10'9" x 9'10" (3.3m x 3m )

Twin double glazed window to front aspect, built in double wardrobe and radiator.

Bedroom Three 10'2" x 9'2" (3.1m x 2.8m )

Double glazed window to rear aspect, built in double wardrobe and radiator.

Bedroom Four 10'9" x 6'4" (3.3m x 1.95m )

Double glazed window to front aspect, built in wardrobe and radiator.

Bathroom

Beautifully refitted suite comprising 'shower' bath with thermostatic shower unit and screen, push button WC and feature vanity basin. Tiled splashbacks and floor, heated towel rail and obscure double glazed window.

Outside

To the front of the house is an open plan area of lawn with pathway to front door and useful private alleyway to rear garden.  
The rear garden is private and very well enclosed. Laid out over two defined areas with stone paved patio area with flower bed and steps up to level area of artificial lawn.

From the patio:

Utility Shed (3.1m x 1.4m) Door to patio area, power.  
Shed/Workshop (2.9m x 2.15m)

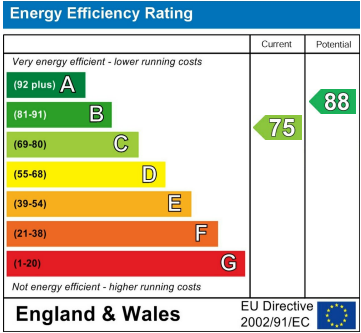
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.