

VENDITUM

RESIDENTIAL SALES

EST. 2004



50 Bouverie Avenue

Salisbury, SP2 8DX

£675,000



A truly exceptional Edwardian home located in one of Salisbury's most sought after locations. 50 Bouverie Avenue is a quality character property which has recently undergone extensive refurbishment and can only be appreciated by a viewing. The property benefits from particularly well proportioned accommodation which combines with the generous ceiling heights and natural light to create a lovely light and airy feel. 50 Bouverie Avenue also retains a lovely selection of character features which have been lovingly restored and paired with tasteful modern fittings. Accommodation comprises generous entrance hall, 5.3m x 4.65m sitting room with open fireplace 4.7m x 4.3m dining/second reception room, impressive 7.2m kitchen/dining room, utility/cloakroom, four bedrooms and well fitted family bathroom with separate shower enclosure. 50 Bouverie Avenue benefits from a new gas heating system, upgraded electrical installation, and new double glazed windows/bi-fold doors. Outside the property has a double width brick paved driveway and good size, flat, rear garden (approximately 30m x 8.5m) with substantial shed/workshop (5.75m x 2.6m).



Location

Located in Bouverie Avenue the property is brilliantly placed for popular schools, woodland/countryside walks, district hospital and convenience stores. This is also a fantastic position for the city centre and railway station. This is a particularly rare opportunity to acquire a quality property in such a fantastic location, an early internal viewing is essential.

Directions

Proceed to the A354 Coombe Road at the mini roundabout turn right into Bouverie Avenue. Number 50 can be found on your right hand side just after Meyrick Avenue.

Storm Porch

Original part glazed door with feature stain glazed panel.

Entrance Hall 26'2" x 5'10" (8m x 1.8m)

Exceptional welcoming space with stairs to the first floor with cupboards under. Feature archway, column radiator, shoe cupboard housing electric fuses. Ceiling spotlights.

Sitting Room 17'4" x 15'3" (5.3m x 4.65m)

Double glazed bay window to front with sash windows. Feature fireplace with tiled hearth ready for log burner, feature column radiator, stripped floorboards.

Dining Room 14'1" x 15'5" (4.3m x 4.7m)

Double glazed doors to side. Feature fireplace with tiled hearth, column radiator, coved ceiling and stripped floorboards.

Kitchen 23'7" x 14'11" (7.2m x 4.55m)

Matching range of shaker style wall and base units with quartz worksurface. Inset 1 ¼ bowl sink unit with mixer tap over. Space for range style cooker, American fridge/freezer and integral dishwasher. Breakfast bar with feature lighting, column radiator, double glazed sash window to side. Dining area with bi-fold doors to rear garden and ceiling spotlights.

Cloakroom/Utility Room 8'10" x 4'1" (2.7m x 1.25m)

High level flush WC, wash hand basin. Plumbing and space for washing machine, range of storage units, heated towel rail.

First Floor Landing

Access to loft with drop down ladder.

Bedroom One 17'4" x 15'3" max (5.3m x 4.65m max)

Double glazed bay window to front aspect. Feature fireplace, column radiator, television aerial point.

Bedroom Two 14'7" x 15'5" (4.45m x 4.7m)

Double glazed sash windows to side and rear aspect. Cast iron fireplace.

Bedroom Three 12'5" x 8'10" (3.8m x 2.7m)

Double glazed sash window to side. Column radiator.

Bedroom Four 10'5" x 5'9" (3.2m x 1.76m)

Double glazed window to front aspect. Radiator.

Bathroom

White suite comprising panelled bath, low level WC, pedestal basin with walk-in shower with soaker head over, tiled splashbacks, ceiling spotlights, column radiator.

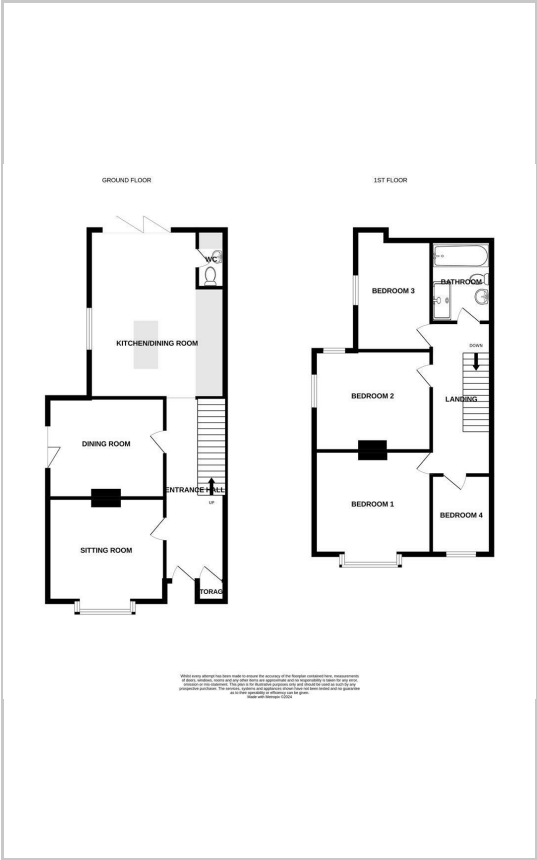
Outside

To the front of the property is a double width brick paved driveway for two cars. Pedestrian gate and path to side.
To the side of the house is a gravel path which leads to a more substantial gravelled area to the side of the house.
Immediately to the rear of the kitchen is a generous grey sandstone patio with outside lights, tap and socket. Beyond is a flat area of lawn which is enclosed by close board fencing to one side and rear and Beech hedge to the other. At the far end of the garden is a substantial garden shed/workshop (5.7m x 2.6m) and screened composting/working area of garden.

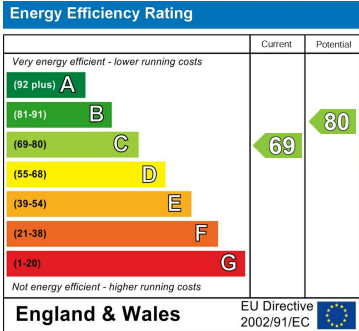
Area Map



Floor Plans



Energy Efficiency Graph



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