

VENDITUM

RESIDENTIAL SALES

EST. 2004



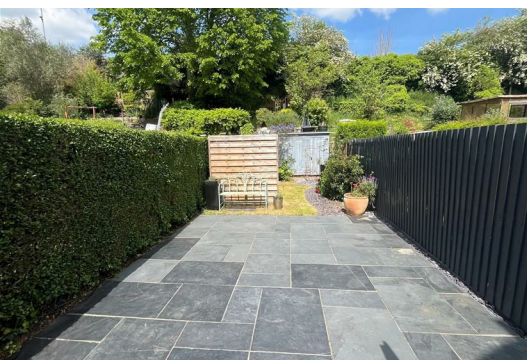
17 St. Andrews Road

Salisbury, SP2 9NT

£385,000



A handsome bay fronted 3-4 bedroom home quietly located in this attractive tree lined road. 17 St Andrews Road is a well loved family home which has been greatly improved by its current owner with a long list of well considered quality improvements, further scope exists to personalise. The property has a surprising level of well proportioned accommodation over three floors which yields two reception rooms, kitchen with glazed breakfast/dining area, up to four bedrooms, bathroom and separate shower room. Outside, 17 St Andrews Road has attractive front and rear gardens. St Andrews Road is a lovely tree lined street in Lower Bemerton. The location provides a good balance with the city centre and railway station within walking distance, yet riverside and countryside walks close by. This is a rare opportunity to acquire a quality character home in such a sought after location.



Directions

Proceed to the A36 Wilton Road. After passing Skew Bridge turn immediately left into Church Lane and then right into St Andrews Road.

Storm Porch

Part glazed door to:

Entrance Hall

Radiator, stairs to first floor and wooden style flooring. Door to:

Sitting/Dining Room

Partially open plan space with wooden style flooring, divided as follows:

Sitting Area 13'1" x 10'7" max (4m x 3.25m max)

Bay window to front aspect with sash style double glazed windows. Fitted log burner with slate hearth and floating mantle. Built in low level cupboard, range of display shelving, picture rail and vertical radiator.

Dining Area 12'9" x 11'5" max (3.9m x 3.5m max)

Double glazed doors to rear, fireplace recess, understair cupboards, picture rail and vertical radiator.

Kitchen 12'1" x 8'3" (3.7m x 2.52m)

Matching gloss wall and base units with worksurface over. Inset stainless steel sink with mixer tap. Space for range style cooker, fridge/freezer and washing machine. Integral dishwasher, granite breakfast bar, double glazed window to side aspect, tiled floor and ceiling spotlights. Open plan to:

Conservatory 9'10" x 10'11" (3m x 3.35m)

Quality double glazed structure with high level walls to either side and double glazed roof. Double doors to rear garden and door to storage area. Power, light, underfloor heating and tiled floor.

First Floor Landing

Stairs to second floor. Radiator.

Bedroom One 11'11" max x 11'1" (3.65m max x 3.4m)

Twin sash style double glazed windows to front aspect. Seven built in wardrobes, double radiator and exposed floorboards.

Bedroom Two 12'9" x 8'10" max (3.9m x 2.7m max)

Double glazed window to rear aspect and radiator.

Bathroom

White suite comprising WC, wall hung basin with feature mixer tap and panelled bath with mixer tap and thermostatic shower over. Feature glazed splashbacks, heated towel rail, double glazed window and ceiling spotlights.

Shower Room

White suite comprising WC, pedestal basin and corner shower enclosure with thermostatic controls and wet-wall splashbacks. Heated towel rail, double glazed window and ceiling spotlights.

Second Floor Landing

Rooflight window and loft storage housing gas combination boiler, wooden style flooring.

Bedroom Three 13'1" max x 7'2" (4m max x 2.2m)

Velux window to front aspect, radiator, built in double wardrobe and desk. Eaves storage, ceiling spotlights and wooden style flooring.

Bedroom Four 9'6" x 6'4" (2.9m x 1.95m)

Double glazed window to rear aspect, radiator, ceiling spotlights and wooden style flooring.

Agent's Note

The second floor could be re-configured to amalgamate bedrooms three and four into one bedroom which would approximately measure 5.2m x 2.9m.

Outside

To the front of the house is a well stocked front garden enclosed by low level wall. Terracotta tiled path to front door.

To the rear is a generous slate patio which is well enclosed by a closeboard fence and hedge, beyond is a small shaped area of lawn with a lovely range of mature planting. A concrete access path provides access to a terraced area of garden which is via concrete steps, a double garden shed and pedestrian access to the side (right of way for neighbouring properties).

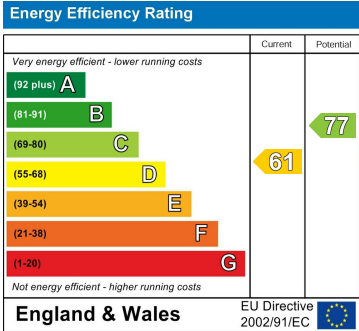
Area Map



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.