

VENDITUM

RESIDENTIAL SALES

EST. 2004



32 Ayleswade Road

Salisbury, SP2 8DR

£415,000



A charming modernised Edwardian semi-detached house located in this lovely residential area within walking distance of the Cathedral Close. The house was refurbished in 2018 and has the benefit of double glazing and gas fired central heating with electric under floor heating as well in the kitchen. There is an attractive garden to the rear with storage shed and side pedestrian access, as well as residents parking on Ayleswade Road. Salisbury city centre is within easy reach. There is a local shop on the corner and schools, public houses, hotel and recreational facilities are nearby. Salisbury has an excellent range of amenities including a main line railway station.



Directions

From Salisbury proceed south along Exeter Street to the roundabout and take the last turning onto St Nicholas Road. Go over the bridge then branch left onto Ayleswade Road and number 32 is on the right.

Reception Hall

Stairs off with cupboard, limestone floor and radiator.

Sitting Room 12'0" x 11'0" (3.66m x 3.37m)

Log burning stove, bay window, radiator and television aerial point.

Kitchen/Dining Room 17'8" x 12'3" (5.4m x 3.75m)

A lovely room with folding doors to the west facing back garden. Single Belfast sink, extensive quartz worktops and breakfast bar. Hotpoint dishwasher, Hotpoint washing machine, oven, gas hob and extractor. Fridge/freezer, fitted base and drawer units, wall cupboards, vertical radiator and limestone floor.

Cloakroom

WC, wash hand basin and radiator.

Landing

Access to loft with ladder.

Bedroom One 12'1" x 11'3" (3.70m x 3.45m)

Radiator, bay window.

Bedroom Two 12'1" x 10'0" (3.7m x 3.06m)

Two wardrobes, on housing Ideal boiler, radiator.

Bedroom Three 7'6" x 6'0" (2.31m x 1.83m)

Radiator.

Bathroom

Panelled bath with shower and screen, wash hand basin, WC, tiled walls, radiator.

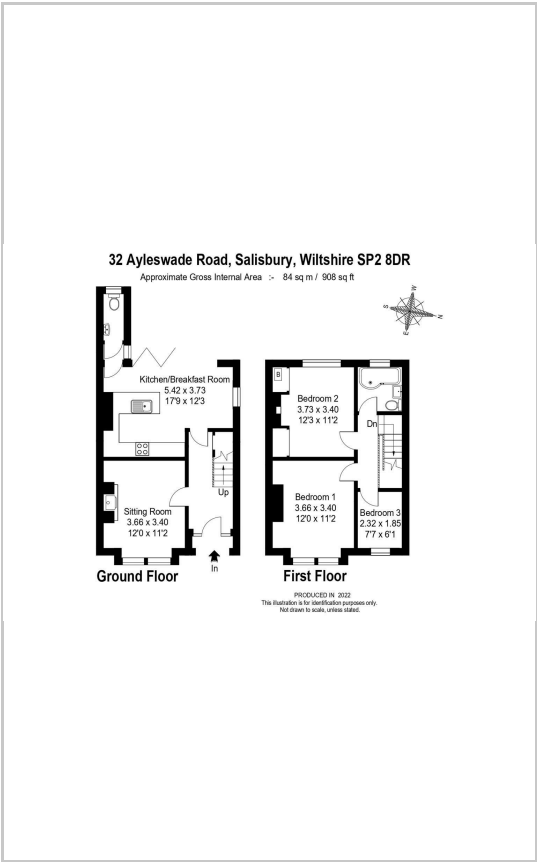
Garden

Attractive rear garden with lawn, patio, flower beds, shed and pedestrian access to Ayleswade Road.

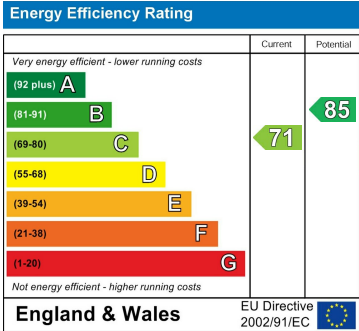
Area Map



Floor Plans



Energy Efficiency Graph



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