

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 7 Bouverie Close

Salisbury, SP2 8DY

£325,000



A greatly improved and beautifully presented semi detached bungalow quietly tucked away in one of Salisbury's most sought after locations. 7 Bouverie Close is a well proportioned two bedroom bungalow with a long list of features which can only be appreciated by a viewing. The property is double glazed with LPG gas heating, the kitchen and bathroom have been beautifully refitted and the decorative standard is excellent throughout with new internal doors. Outside 7 Bouverie Close has a private lay-by parking space as well as a garage (in block a few metres from the property) with parking in front. To the rear is a private garden with a good quality and insulated studio/cabin. Bouverie Close is a small cul-de-sac off Bouverie Avenue South; this prime residential setting is within walking distance of a number of amenities and woodland walks, the city centre is also within walking distance.



Directions

Proceed to the A354 Coombe Road turning right at the mini roundabout into Bouverie Avenue. Follow Bouverie Avenue up the hill and as it bends left into Bouverie Avenue South. Bouverie Close can be found on your right.

Part Glazed Front Door to:

Entrance Porch

Obscure double glazed window and front door to hallway.

Entrance Hall

Full height cloak and airing cupboard housing gas combination boiler. Access to loft space, radiator and wooden flooring.

Sitting Room 17'0" x 12'1" (5.2m x 3.7m )

Double glazed window to front aspect and doors to the rear garden. Radiator and television aerial point.

Kitchen 13'1" x 8'6" (4.0m x 2.6m )

Re-fitted with gloss handle-less wall and base units with granite worksurface over. Inset ceramic hob with oven under and extractor hood, integral dishwasher and concealed washing machine space. Space for fridge/freezer. Inset stainless steel sink with mixer tap, space for dining table, double glazed windows to front and side aspects. Tiled floor.

Bedroom One 13'1" x 11'1" (4.0m x 3.4m )

Double glazed window to rear aspect and radiator.

Bedroom Two 9'10" x 7'10" (3.0m x 2.4m )

Double glazed window to side aspect and radiator.

Bathroom

Beautifully refitted suite comprising push button WC, pedestal basin and walk-in shower enclosure with thermostatic controls. Wet wall splashbacks, tiled floor, heated towel rail, obscure double glazed window to side.

Outside

To the front of the property is a brick paved parking space for one car. Path and steps lead past an area of lawn to the front door. Path to side and outside tap.

Garage – Located in block a few metres of the property with up and over door and parking space in front.

To the rear of the bungalow is a private rear garden which is enclosed by wooden fencing and hedging. Gravelled low maintenance with well stocked flower beds with a range of mature planting.

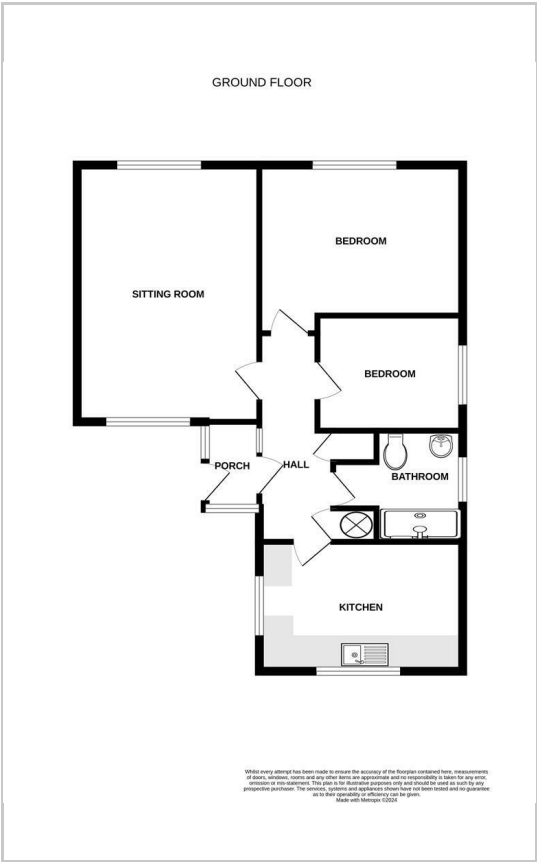
Studio/Office 7'6" x 7'6" (2.3m x 2.3m )

Modern well insulated structure with power and light.

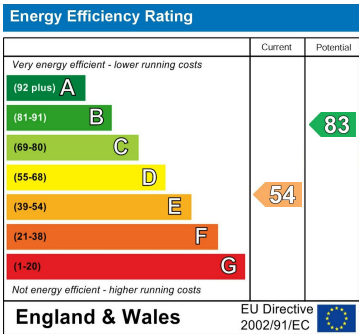
Area Map



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.