



162 Coombe Road

Salisbury, SP2 8BN

£425,000



A handsome Edwardian semi-detached home which has been re-modelled and greatly improved in recent years. Kennington is a well proportioned character property located in this sought after part of the city with a number of features not usually seen within a property of this type. The property benefits from a lovely 4.8m x 4.6m kitchen/dining room, sitting room, study, utility room, ground floor cloakroom, three double bedrooms and impressive bathroom with separate shower enclosure. Kennington has quality 'sash style' double glazing, gas heating and modern/upgraded electrical installation. The general decorative condition of the property is excellent, but also has huge potential to personalise. Outside the property benefits from driveway providing parking for two cars, with scope to create further parking. The well enclosed rear garden is largely flat and holds great potential to plant and landscape. The location provides easy access to the district hospital, popular schools, open countryside/woodland and convenience shops. The city centre is also within walking distance.



Storm Porch

Double glazed door to:

Entrance Hall

Stairs to first floor with open area under. Radiator and cupboard housing electric fuses. Feature archway and wall lights.

Sitting Room 12'3" x 14'9" max (3.75m x 4.5m max)

Double glazed bay window to front aspect. Feature fireplace with tiled surround and wooden mantle. Radiator, telephone and television point.

Study 10'4" x 5'10" (3.15m x 1.8m)

Double glazed window to side aspect. Fitted desk and range of fitted shelving. Radiator, telephone and television points. Exposed floorboards.

Cloakroom

White suite with push button WC and pedestal basin with splashbacks. Radiator and extractor fan.

Kitchen/Dining Room 15'3" x 15'8" reducing to 11'3" (4.65m x 4.8m reducing to 3.45m)

Lovely sociable space with double glazed doors to the rear garden. Matching range of shaker style wall and base units with solid wood work surface over. Space for a range style cooker with extractor hood, American fridge/freezer and dishwasher. Inset stainless steel sink unit with mixer tap. Tiled splashbacks and floor. Inset ceiling spotlights. Double glazed windows to side and rear aspect.

Utility Room 6'4" x 5'8" (1.95m x 1.75m)

Matching range of wall and base units with work surface over. Space for washing machine, wall mounted Worcester gas boiler, tiled splashbacks and floor. Double glazed door to side.

First Floor Landing

Access to loft space.

Bedroom One 13'7" ext to 15'8" x 13'1" (4.15m ext to 4.8m x 4m)

Double glazed bay window to front aspect. Built in range of wardrobes, radiators and television point. Stripped floorboards.

Bedroom Two 9'10" x 11'1" (3m x 3.4m)

Double glazed window to rear aspect. Radiator.

Bedroom Three 11'7" x 9'0" (3.55m x 2.75m)

Double glazed window to rear aspect. Radiator.

Bathroom 9'10" x 8'4" (3m x 2.55m)

Luxuriously refitted suite comprising WC, vanity basin, walk-in shower enclosure and jacuzzi bath. Travertine tiled walls and floor, heated towel rail, storage cupboards and niches. Ceiling spotlights and extractor fan.

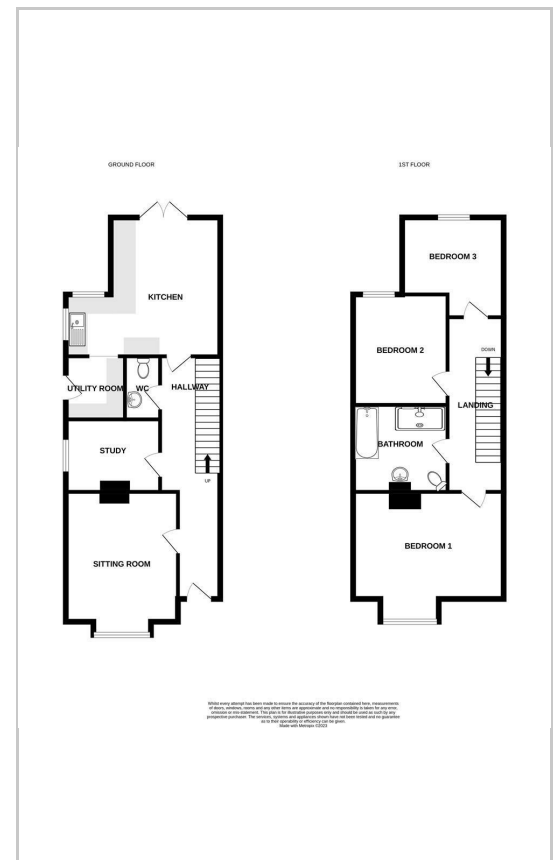
Outside

To the front of the property is a garden enclosed by brick wall and fencing. Pedestrian path to front door and side. Concrete driveway for two cars and area of lawn which could be re-surfaced to create further parking. A stepping stone path leads to the side of the property with outside tap. Immediately outside the kitchen/dining room is a paved patio with outside light and socket. Beyond is a level area of lawn enclosed by block wall and fencing. Toward the far end of the garden is a raised area which could accommodate a garden shed/summer house.

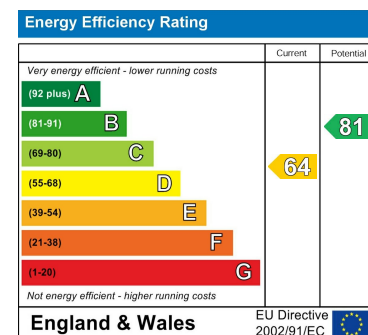
Area Map



Floor Plans



Energy Efficiency Graph



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