



88 Avon Drive, Alderbury, Salisbury, Wiltshire, SP5 3TH

£250,000 Freehold

An extended three bedroom end of terrace house situated in a cul de sac in a popular village. No onward chain.

Description

The property is an extended three bedroom end of terrace house which is offered to the market with no onward chain. The accommodation comprises on the ground floor of a sitting room and a kitchen/breakfast room which leads to a utility area. On the first floor are three bedrooms and a family bathroom. The house is fully PVCu double glazed, has gas fired central heating and benefits from off road parking and a garden to the rear. Avon Drive is centrally situated in the popular village of Alderbury which has good amenities including two shops (one of which is also a post office), a public house, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away. Offered to the market with no onward chain.

Property Specifics

The accommodation is arranged as follows:

Sitting/Dining Room 15'3" x 12'1" (4.67m x 3.69m)

Window to front, radiator, storage cupboards, TV point, stairs, door to;

Kitchen/Breakfast room 12'1" x 8'9" (3.69m x 2.69m)

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer with mixer tap over, through to;

Utility Area 9'10" x 4'0" (3.00m x 1.22m)

Work surface with space plumbing under for washing machine and further electrical appliance, space for fridge/freezer, wall mounted gas boiler, French doors and windows to rear.

First Floor - Landing

Loft access.

Bedroom One 12'1" x 8'3" (3.69m x 2.52m)

Window to front, radiator, fitted wardrobes.

Bedroom Two 9'6" x 6'1" (2.91m x 1.87m)

Window to rear, radiator.

Bedroom Three 6'7" x 5'7" (2.01m x 1.72m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, obscure glazed window to side, part tiled walls.

Outside

To the front of the property is a driveway providing off road parking for two cars. There is a side access gate leading in to the rear garden which has a patio and a lawn area. There is a timber shed and beyond the rear boundary is woodland providing a private aspect.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1881.30.

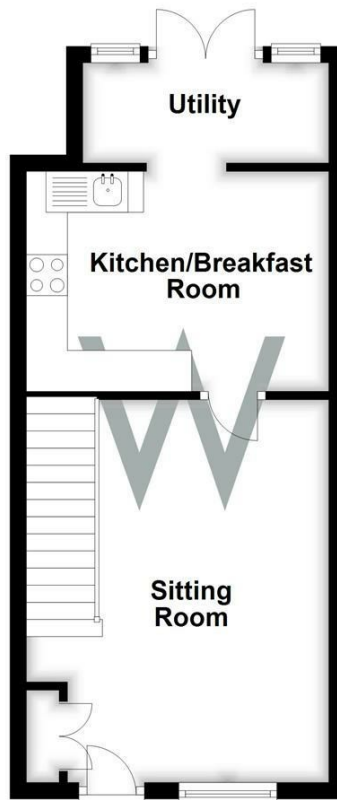
Directions

Leave Salisbury on the A36 and at the start of the dual carriageway turn right towards Alderbury. Upon entering the village turn left after approximately 1 mile into Avon Drive. Follow the road and bear left at the end. The property can be found on the right hand side.

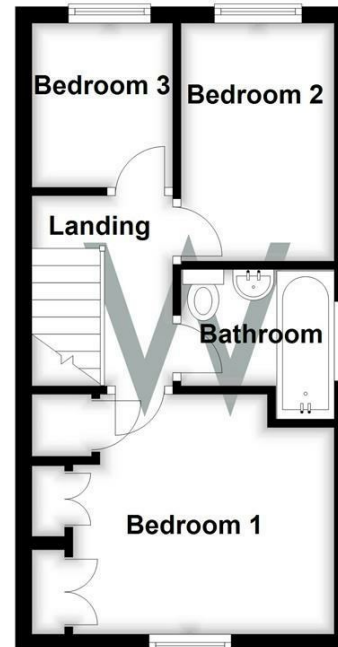
WHAT3WORDS

What3Words reference is: [///ruby.kennels.besotted](https://www.what3words.com/ruby.kennels.besotted)

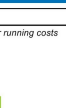
Ground Floor
Approx. 31.5 sq. metres (338.6 sq. feet)



First Floor
Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		65	88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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