



35 Napier Crescent, Laverstock, Salisbury, Wiltshire, SP1 1PL

£350,000 Freehold

## **A three bedroom semi detached house with a conservatory and a garage. No chain.**

### **Description**

The property is a semi detached house set in a favoured city suburb and is offered to the market with no onward chain. The accommodation comprises an entrance hall, a sitting room that leads through to a dining room and there is a kitchen with a good range of units. There is a large conservatory extension leading on to the garden. On the first floor are three bedrooms with the two double bedrooms having fitted wardrobes and a family bathroom. There are gardens to the front and rear (both with astroturf) and there is also a detached garage with off road parking. Further benefits include PVCu double glazing and gas central heating. Napier Road lies within the popular suburb of Laverstock which has an excellent range of schooling and shops and there is a nearby bus service to the city centre which lies approximately one mile away.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance Hall**

Radiator, stairs, telephone point, understair cupboard housing Worcester gas boiler.

#### **Sitting Room 12'11" x 11'1" (3.94m x 3.40m)**

Window to front, stone fireplace with inset gas fire, radiator, TV point, arch to;

#### **Dining Room 11'2" x 8'1" (3.41m x 2.47m)**

Space for table and chairs, sliding door to conservatory, door to;

#### **Kitchen 13'1" x 9'3" (4.01m x 2.83m)**

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer under window to side, space/plumbing for washing machine and slimline dishwasher, space for fridge/freezer, radiator.

#### **Conservatory 11'7" x 7'4" (3.54m x 2.26m)**

Brick and double glazed elevations with pitched perspex roof, French doors to rear, part glazed door to side, glazed door to kitchen.

#### **First Floor - Landing**

Window to front, airing cupboard housing hot water cylinder and immersion with shelving.

#### **Bedroom One 11'3" x 10'10" (3.44m x 3.32m)**

Window to front, radiator, range of fitted furniture with double bed recess.

#### **Bedroom Two 11'3" x 10'1" (3.44m x 3.09m)**

Window to rear, radiator, range of fitted wardrobes.

#### **Bedroom Three 9'4" x 7'1" (2.86m x 2.17m)**

Window to rear, radiator.

#### **Bathroom**

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

#### **Outside**

The front and rear gardens have astroturf with flower borders. The rear garden is enclosed by timber fencing. To the front of the property is an off road parking space for one car in front of a detached garage.

#### **Detached Garage 15'2" x 8'3" (4.64m x 2.54m)**

Up and over door. Behind the garage is a workshop/store with window, door, power and light measuring 2.21m x 1.76m.

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2243.23.

#### **Services**

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

#### **Directions**

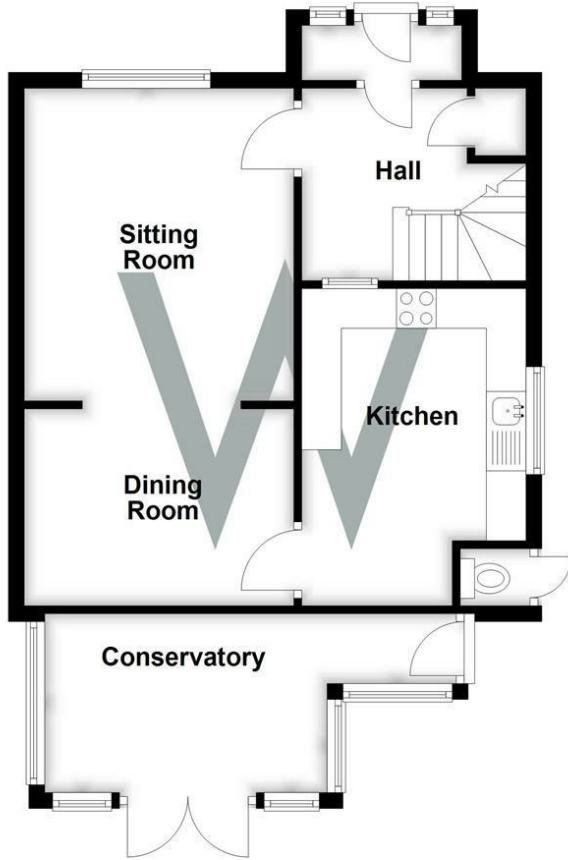
From our offices in Castle Street proceed away from the city centre and at the roundabout turn right onto the ring road. At the next roundabout take the third exit in to Wain-a-Long Road and turn right at the bottom of the hill. Turn left under the railway bridge and continue in to Laverstock before turning right in to Mayfair Road. Turn left in to Napier Crescent and the property can be found on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///coach.ages.venue](https://www.what3words.com/#!/en/09q2-09q2-09q2-coach.ages.venue)

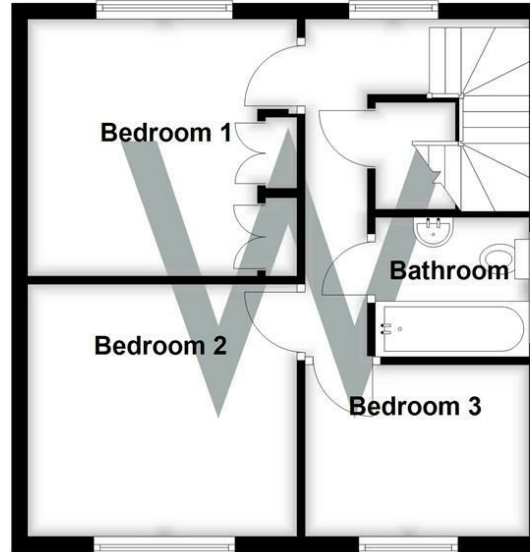
### Ground Floor

Approx. 52.9 sq. metres (568.9 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.6 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	71	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

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