



15 Broadfield Road, Gomeldon, Salisbury, Wiltshire, SP4 6LU

£325,000 Freehold

A two bedroom detached bungalow with parking and a garden situated in a cul de sac and offered with no onward chain

Description

The property is a detached bungalow in good order throughout and offered to the market with no onward chain. The accommodation comprises an entrance hall with a coats/storage cupboard and there is a sitting/dining room with an open fireplace. The kitchen was replaced last year and has a good range of units with an integrated oven, hob and fridge freezer. There are two double bedrooms both having French doors leading on to the rear garden and the bathroom has a white suite. Further benefits include PVCu double glazing and gas central heating with bamboo flooring throughout the majority of the ground floor and stripped wooden doors. There is off road parking, a lawned area to the front and the rear garden enjoys an elevated aspect. There is also a useful garage/store. Broadfield Road is a pleasant cul de sac in the village of Gomeldon which has a primary school and there are further amenities in the neighbouring villages of Winterbourne and Porton.

Property Specifics

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

Entrance Hall

Radiator, storage cupboard also housing gas boiler, through to;

Sitting/Dining Room 20'0" x 10'4" (6.10m x 3.16m)

Window to front, telephone and TV points, open fireplace with brick surround and hearth with timber mantel over, radiator, door to;

Kitchen 13'8" x 8'0" (4.18m x 2.44m)

Fitted with base and wall units with roll top work surfaces over, sink and drainer with mixer tap under window to side, integrated electric oven, four ring gas hob with extractor over, fridge/freezer, radiator, breakfast bar, part glazed door to side.

Inner Hall

Loft access, storage cupboard.

Bedroom One 12'1" x 9'5" (3.69m x 2.89m)

French doors to rear, radiator, fitted wardrobe.

Bedroom Two 10'2" x 8'11" (3.10m x 2.72m)

French doors to rear, radiator.

Bathroom

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

Outside

To the front of the property is an area of open plan lawn, an outside light and tap with a driveway leading to the rear garden. This has a gravelled and paved area with timber steps up to an artificial grassed area together with paving and gravel. These provide elevated views of the village. The garage measures 7.21m x 2.60m and provides useful storage.

Services

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

Outgoings

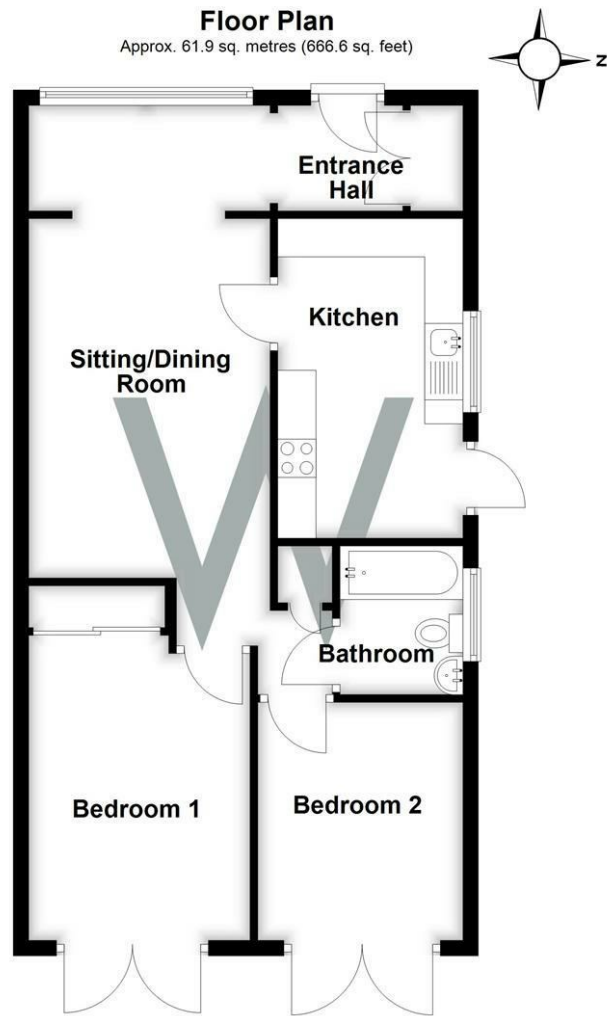
The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2257.98.

Directions

Leave Salisbury on the A30 London Road and turn left at the roundabout towards the Winterbournes. At Policeman's Corner turn right signposted to Gomeldon and at the top of the hill turn right into East Gomeldon Road, continuing under the railway bridge. Take the third turning on the right into Broadfield Road and the bungalow can be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///w/warms.bulb.shielding](https://www.what3words.com/#!/w/warms.bulb.shielding)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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