



6 Bower Gardens, Shady Bower, Salisbury, Wiltshire, SP1 2RL

Guide Price £700,000 Freehold

A five bedroom detached house in need of updating in a sought after location with easy access to the city centre. No onward chain.

Description

This detached and extended house is situated in a highly sought after residential location within easy reach of the city centre. The property has well proportioned rooms and a private easterly facing garden but now needs modernising. The accommodation provides spacious living accommodation which on the ground floor comprises a sitting room with an attractive bay window overlooking the garden and a dining room with French doors. There is a kitchen, a study and a cloakroom and a side lobby with separate access leading to a shower room and a large bedroom extension which could alternatively be used as an office or hobbies room. On the first floor are four further bedrooms, a bathroom and a separate WC. Benefits include extensive woodblock flooring on the ground floor, PVCu double glazing, gas central heating and a single garage with off road parking. The private rear garden is mainly lawned with a raised terrace. Bower Gardens is a residential cul de sac which lies on the eastern side of the city with the centre approximately a quarter of a mile away. It is also well positioned to access the main routes serving Salisbury. No onward chain.

Property Specifics

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

Entrance hall

Storage cupboard housing electric fusebox, radiator, stairs.

Sitting room 18'6" x 10'10" (5.64m x 3.31m)

Bay window to rear, open fireplace with inset electric fire and stone surround and mantel, TV point, radiator, glazed double doors to;

Dining room 18'6" x 12'8" both max (5.64m x 3.87m both max)

French doors and window to rear, radiator, door to;

Kitchen 18'5" x 8'9" (5.62m x 2.67m)

Fitted with base and wall units, sink and drainer, space/plumbing for washing machine and dishwasher, space for gas cooker, larder cupboard, window to front, understair cupboard, radiator, door to side lobby.

Study 9'6" x 7'7" (2.92m x 2.33m)

Window to front, radiator.

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to front.

Side lobby

Doors to front and rear gardens, tiled floor, sink and drainer.

Shower room

Shower cubicle, low level WC, wash hand basin.

Bedroom five 14'3" x 13'7" (4.36m x 4.16m)

Fitted cupboards, bay window to side and further window to rear, radiator.

Stairs to first floor - landing

Airing cupboard, storage cupboard, window to front, loft access.

Bedroom one 18'4" max x 10'9" (5.60m max x 3.30m)

Windows to side and rear, two radiators, fitted wardrobes.

Bedroom two 11'4" x 8'4" (3.46m x 2.56m)

Window to rear, radiator.

Bedroom three 8'9" 8'4" (2.67m 2.56m)

Window to rear, radiator.

Bedroom four 10'7" x 9'5" both max (3.25m x 2.89m both max)

Window to front, radiator.

Bathroom

Fitted with a suite comprising panelled bath, pedestal wash hand basin, obscure glazed window to front, tiled walls, radiator.

Separate WC

Low level WC.

Outside

The front garden has an open plan lawn with a path leading to the front door. A driveway provides off road parking for two cars. The rear garden enjoys an easterly aspect with a raised sun terrace and steps leading down to a lawn which has well stocked flower borders with a large lean to greenhouse.

Garage 18'2" x 9'9" (5.54m x 2.98m)

With an up and over door, power and light with a door in to the side lobby.

Services

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

Outgoings

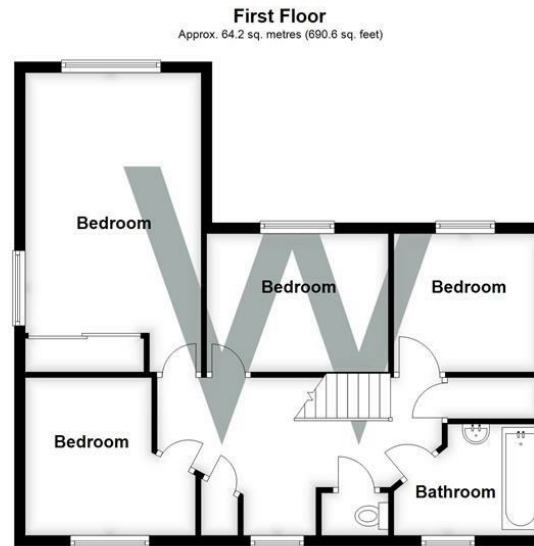
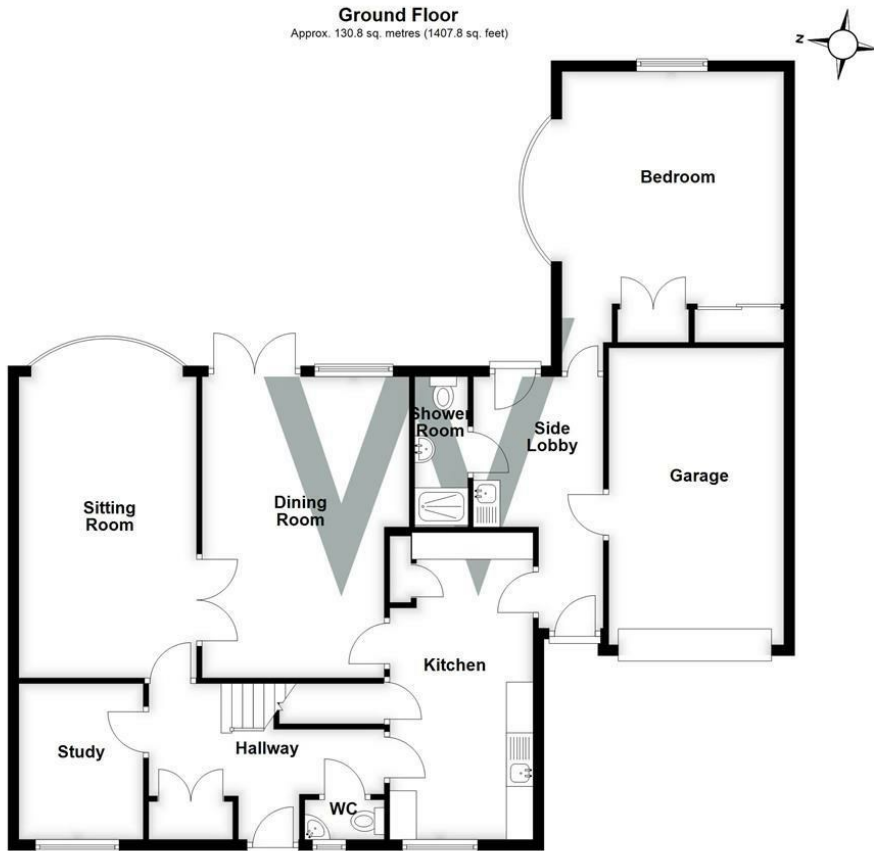
The Council Tax Band is ' F ' and the payment for the year 2024/2025 payable to Wiltshire Council is £3648.58.

Directions

From our offices in Castle Street proceed past the market square and follow the road around to the right in to Brown Street. take the first left in to Milford Street and at the traffic lights continue forwards in to Milford Hill. At the top bear right at the mini roundabout in to Shady Bower and Bower Gardens can be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///shakes.film.fonts



Total area: approx. 194.9 sq. metres (2098.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	64	
(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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