



7 Kimpton Avenue, Salisbury, Wiltshire, SP1 3WZ

£275,000 Freehold

**A modern, two bedroom terrace house benefiting from PVCu double glazing, gas fired central heating, a garden and two off-road parking spaces. The property is offered to the market with no onward chain.**

### **Description**

The property is a two bedroom, mid terrace house offering well proportioned accommodation throughout. On the ground floor there is an entrance hallway which leads through to a sitting/dining room where there is space for table and chairs and sliding patio doors leading to the rear garden. There is also a cloakroom and the kitchen has an excellent range of units with an integrated oven and hob. On the first floor there are two double bedrooms, both of which have built-in wardrobes, together with a family bathroom which has a white suite. The property further benefits from PVCu double glazing, gas fired central heating and a low maintenance gravel and paved rear garden with a rear access gate. To the front of the property are two side-by-side parking spaces. Kimpton Avenue only has properties along one side of the road, therefore making parking easier and it is located in the favoured area of Hampton Park, known as Sarum Ridge. The development has an excellent range of nearby facilities including a primary school, a doctor's surgery and a veterinary surgery, a convenience store and a regular bus service to the city centre which lies approximately two miles away.

### **Property Specifics**

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

#### **Entrance Hall**

Inset doormat, radiator.

#### **Sitting/Dining Room 15'9" x 12'1" (4.81m x 3.69m)**

Patio doors and window to rear, two radiators, stairs with cupboard under, TV point, wall mounted digital thermostat.

#### **Kitchen 8'2" x 7'10" (2.50m x 2.39m)**

Fitted with attractive cream fronted base and wall units with work surfaces over, integrated electric oven with four ring gas hob with glass splashback and extractor over, space for fridge/freezer, space/plumbing for washing machine, wall mounted gas boiler, inset spotlights.

#### **Cloakroom**

Fitted with a low level WC, wash hand basin, extractor.

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

Loft access, radiator, over stair cupboard with shelving.

#### **Bedroom One 12'1" into wardrobe x 8'9" (3.69m into wardrobe x 2.68m)**

Window to front, radiator, wardrobes fitted along one wall.

#### **Bedroom Two 11'8" x 8'2" both max (3.57m x 2.51m both max)**

Window to front, radiator, fitted wardrobes, drawers and dressing table.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with hand held shower and screen, low level WC, wash hand basin, part tiled walls, extractor, strip light and shaver point.

#### **Outside**

To the front of the property are two parking spaces. The rear garden is gravelled with some paving, a timber shed and enclosed on all sides by timber fencing with a rear access gate.

#### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn right onto the ring road. At the next roundabout (St Mark's) take the second left onto the A30 London Road and at the second roundabout turn left into Pearce Way. Take the first left hand turn into Hartley Way and the second left into Kimpton Avenue. The property can be found after a short distance on the left hand side.

#### **Services**

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

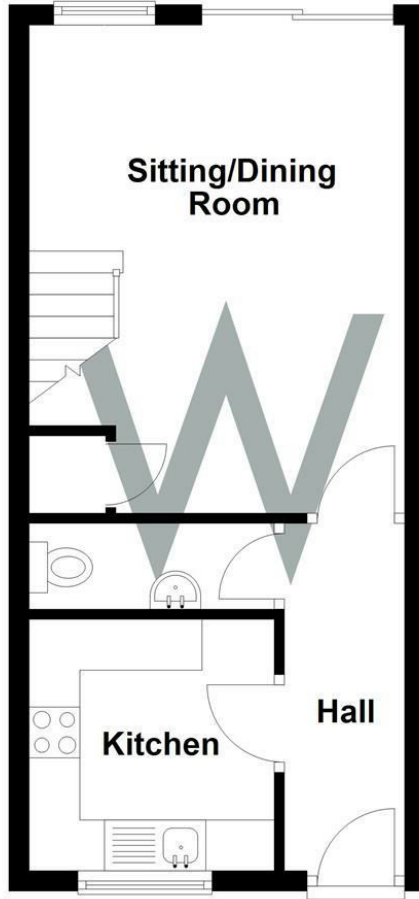
#### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

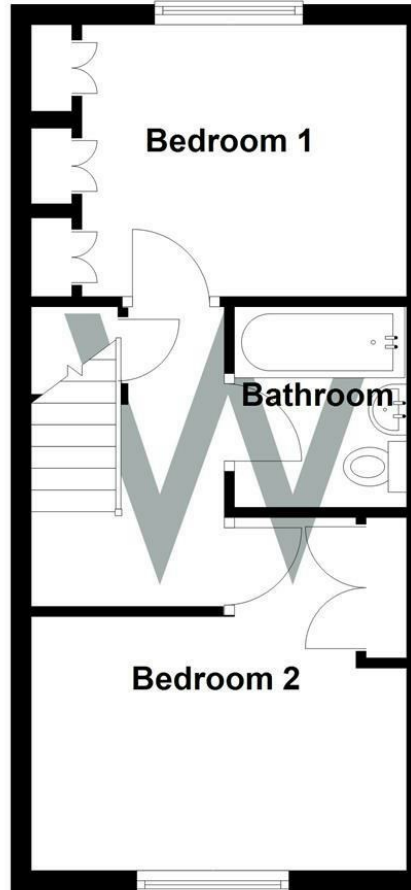
#### **WHAT3WORDS**

What3Words reference is: [///valley.tint.reap](https://www.what3words.com/valley.tint.reap)

**Ground Floor**  
Approx. 30.8 sq. metres (332.0 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 61.7 sq. metres (663.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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