



21 Sheen Close, Fugglestone Red, Salisbury, Wiltshire, SP2 9PJ

£159,950 Freehold

A one bedroom corner house with parking and offered to the market with no onward chain.

Description

The property is a one bedroom corner house which is offered to the market with no onward chain. The accommodation comprises an entrance porch with a useful storage area and a sitting room that leads to a separate kitchen. On the first floor is a double bedroom with a large mirror fronted fitted wardrobe and a bathroom which has a three piece suite. There is an open plan garden area surrounding the property and an allocated parking area. Further benefits include PVCu double glazing and electric heating. Sheen Close is a cul de sac on the north western side of the city lying within the Fugglestone Red development which is approximately 2 miles from the city centre.

Property Specifics

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

Entrance Lobby

Part glazed front door, door to storage cupboard also housing electric meter, door to;

Sitting Room 11'6" x 10'3" (3.53m x 3.13m)

Window to front, night storage heater, TV point, stairs with cupboard under, arch to;

Kitchen 10'2" x 5'9" (3.10m x 1.76m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to side, electric cooker with extractor over, space for fridge, space/plumbing for washing machine.

First Floor - Landing

Airing cupboard housing hot water tank and immersion, wall mounted electric heater.

Bedroom 11'2" max into wardrobe x 8'9" (3.41m max into wardrobe x 2.69m)

Window to front, fitted wardrobes with mirror fronted sliding doors, telephone point.

Bathroom

Fitted with a three piece suite comprising, panelled bath with Triton shower over, pedestal wash hand basin, low level WC, part tiled walls, wall mounted electric heater.

Outside

Surrounding the property is an open plan grassed area with allocated off road parking.

Services

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

Outgoings

The Council Tax Band is 'B' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Directions

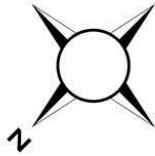
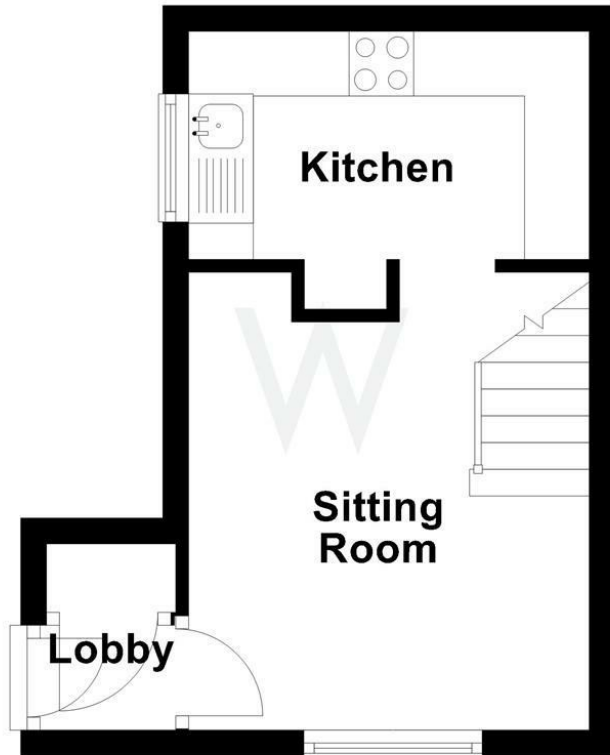
Leave Salisbury on the A360 Devizes Road and after approximately one mile, turn left at the roundabout on to the Fugglestone Red development. At the T-Junction, turn left on to Ramlease Drive before taking the second right in to Sheen Close. The property can be found towards the end on the left hand side.

WHAT3WORDS

What3Words reference is: [///lawful.composts.enthused](https://www.what3words.com/entry////lawful.composts.enthused)

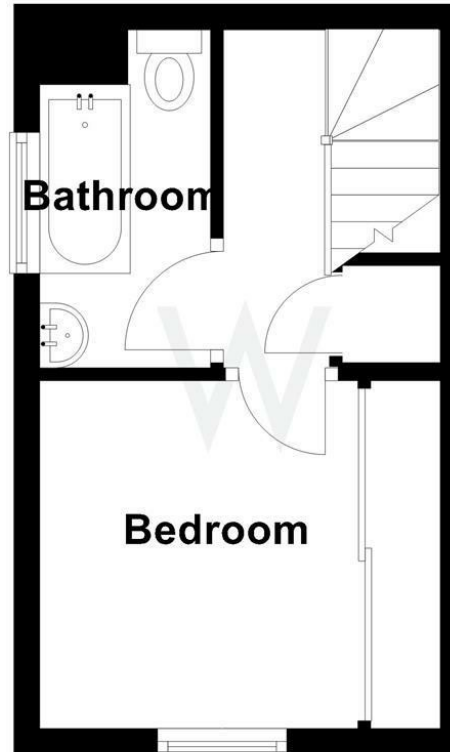
Floor Plan

Approx. 18.3 sq. metres (197.4 sq. feet)



First Floor

Approx. 16.8 sq. metres (180.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 35.1 sq. metres (377.7 sq. feet)

WHITES

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