



1 Lumley Close, Fugglestone Red, Salisbury, Wiltshire, SP2 9PD

£239,950 Freehold



## **A two bedroom semi detached house with parking for two cars and a corner plot garden. No chain.**

### **Description**

The property is a two bedroom semi detached house which is offered to the market with no onward chain. The accommodation comprises an entrance hall, a kitchen which has an integrated oven and hob with space for the usual appliances and a sitting/dining room with French doors leading out on to the rear garden which enjoys an easterly aspect. On the first floor are two good size bedrooms and a family bathroom which has a white suite and a shower over the bath. There is central heating with the gas boiler having been replaced earlier this year, PVCu double glazing and behind the property is a driveway providing tandem off road parking for two cars. There is a corner plot rear garden and an open plan garden area to the front. Fugglestone Red is served by a regular bus service from the nearby Devizes Road into the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

#### **Entrance Hall**

Telephone point, part glazed door to sitting/dining room, through to kitchen.

#### **Sitting/Dining Room 16'0" x 12'7" (4.89m x 3.84m)**

Stairs, TV and internet point, French doors to rear, wall mounted thermostat.

#### **Kitchen 8'10" x 6'11" (2.70m x 2.12m)**

Fitted with base and wall units with work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to front, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, wall mounted Glow Worm gas boiler.

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

Window to side, linen cupboard, loft access.

#### **Bedroom One 11'3" x 9'4" (3.44m x 2.85m)**

Window to front, radiator, TV point.

#### **Bedroom Two 11'9" x 6'5" (3.59m x 1.96m)**

Window to rear, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath with waterfall shower and hand held shower over and shower screen, wash hand basin with cupboard under, low level WC, extractor, heated towel rail, part tiled walls, obscure glazed window to front.

### **Outside**

To the front of the property is a garden area, an outside tap and a path leading to the front door and, via a side access gate, in to the rear garden. This is larger than average being a corner plot and has a timber decked and seated, covered area with an outside light, the remainder being lawned and enclosed by timber fencing and brick wall.

### **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.

### **Directions**

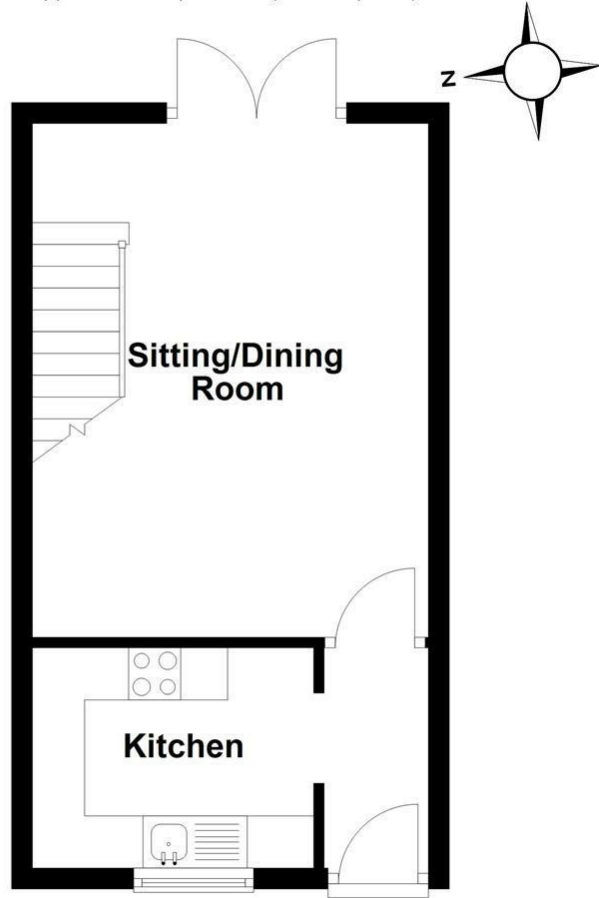
Leave Salisbury on the A360 Devizes Road and after approximately two miles, turn left at the roundabout on to the Fugglestone Red development. At the T-Junction, turn left on to Ramleaze Drive and take the second left in to Lumley Close. The property can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///pony.weeknight.tropic](https://www.what3words.com/pony.weeknight.tropic)

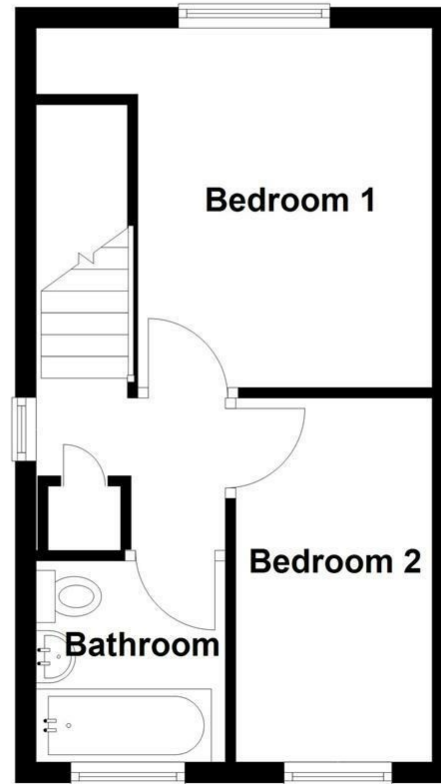
## Ground Floor

Approx. 27.1 sq. metres (291.7 sq. feet)



## First Floor

Approx. 26.7 sq. metres (287.5 sq. feet)



Total area: approx. 53.8 sq. metres (579.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
	70	88
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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