



3 Highland View, South Newton, Salisbury, Wiltshire, SP2 0QT

Guide Price £275,000 Freehold

Character semi-detached house with a good sized garden, ample parking and terrific potential to enlarge (subject to permissions).

Description

Character semi-detached house situated in a quiet location on the edge of a small village to the north-west of Salisbury with a good sized garden, ample parking and terrific potential to enlarge (subject to permissions). Recently refitted kitchen and bathroom, oil central heating by radiators and double glazing, large lounge/dining room, 2 bedrooms and a very useful loft room with vaulted ceiling.

Property Specifics

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

Hall

Stairs to first floor.

Lounge/Dining Room

Bay window to front elevation, fireplace with brick surround and hearth, wooden laminate floor, television point, radiator, cupboard under stairs.

Kitchen

Recently refitted with an excellent range of worksurfaces with base and wall mounted cupboards and drawers, lpg gas range cooker with stainless steel extractor hood over, inset single drainer sink unit with mono block tap, space for fridge/freezer, door to garden, tiled splashbacks, built in dishwasher.

Utility Room

Work surface with space and plumbing for washing machine below, oil fired boiler providing central heating and domestic hot water.

Cloakroom

Low level WC and wash hand basin.

First Floor Landing/Study area

Stairs to second floor, space for desk and chair.

Bedroom one

Bedroom two

Built in wardrobe.

Bathroom

Newly installed white suite of panelled bath, low level wc and wash basin. Corner cubicle with thermostatic shower and rainfall head. Range of cupboards, part tiled walls, tiled floor, heated towel rail, wooden laminate floor.

Loft Room

Two velux windows, vaulted ceiling.

Outside

The front garden is approached over an unmade road and is reached through a pair five bar gates. It is mainly laid to lawn with a long driveway offering ample parking. Timber fencing to all sides. The rear garden is laid to lawn with timber decking and again with timber fencing to sides. Rear pedestrian access gate, outside lighting.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating by radiators.

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1957.76.

Directions

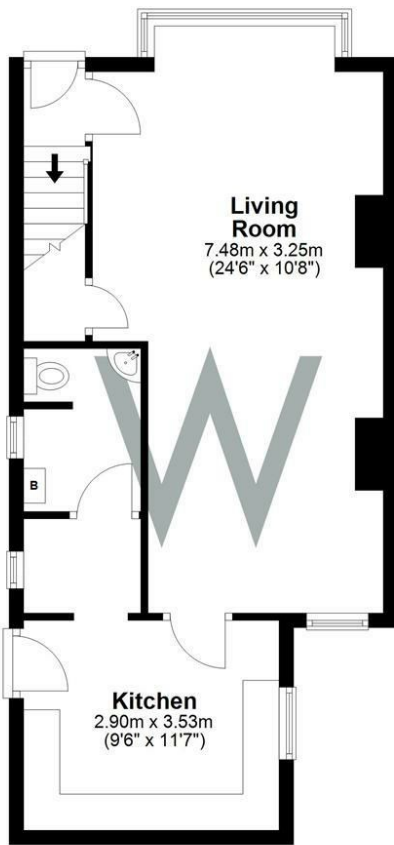
Leave Salisbury along the Wilton Road and continue on the A36 signposted to Warminster. On reaching the village of South Newton go past the post office on the left hand side and just before the car sales business turn right towards the industrial estate. Continue through this where Highland View can be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///campfires.hunter.inclines](https://www.what3words.com/campfires.hunter.inclines)

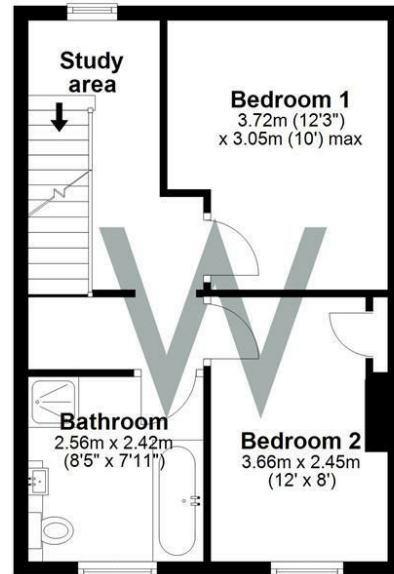
Ground Floor

Approx. 48.6 sq. metres (522.9 sq. feet)



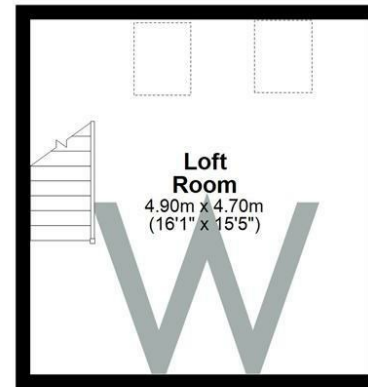
First Floor

Approx. 37.2 sq. metres (400.5 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.9 sq. feet)



Total area: approx. 108.8 sq. metres (1171.3 sq. feet)



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