



108 Firs Road, Firsdwn, Salisbury, Wiltshire, SP5 1SP

Guide Price £600,000 Freehold

**A rare opportunity to purchase a detached chalet bungalow set in 2/3rds of an acre, offering enormous potential for enlargement and improvement.**

## **Description**

A rare opportunity to purchase a detached chalet bungalow set in a large plot extending to 0.69 of an acre, offering enormous potential for enlargement and improvement (subject to permissions), situated in a popular area to the north east of the cathedral city of Salisbury. The adaptable accommodation consists of porch, entrance hall, sitting room, dining room, kitchen/breakfast room, utility, 4 bedrooms, bathroom, shower room, study area and sun lounge. There is a 9m garage, oil fired central heating and block built outhouses. Offered with vacant possession.

## **Porch**

## **Entrance Hall**

Stairs to first floor, double coats cupboard, cupboard housing lagged hot water tank.

## **Sitting Room**

Bay window to front elevation, cast iron fireplace with tiled insets and wooden surround.

## **Dining Room**

Brick fireplace, folding doors to study area.

## **Study area**

Pine flooring, double doors to:

## **Sun Lounge**

Windows to all sides, door to garden.

## **Kitchen/Breakfast Room**

Good range of work surfaces with base and wall mounted cupboards and drawers, one and a half bowl sink and drainer with mixer tap, electric cooker with extractor hood over, space and plumbing for dishwasher, tiled floor, shelving.

## **Utility Room**

Wall cupboards, door to garden, oil fired boiler for heating and hot water.

## **Shower Room**

Cubicle with electric shower, wc and hand basin. Extractor fan.

## **Bedroom one**

Range of double wardrobes, built in cupboard.

## **Bedroom two**

## **Bathroom**

Panel bath, wc and hand basin.

## **First floor**

## **Cloakroom**

Low level wc and wash hand basin.

## **Bedroom three**

Eaves storage cupboards

## **Bedroom four**

Eaves storage cupboards.

## **Garage**

Double doors to front and rear. Power and light.

## **Outside**

The property is approached over a gravel driveway with lawn, flower beds and shrubs. Ample parking and turning for a number vehicles. Oil tank. The rear garden has a large paved patio leading to grass. Flower beds, shrubs and trees. Greenhouse, water tap and two block built outbuildings. The whole extends to 0.69 acres.

## **Services**

Mains water. drainage and electricity, oil fired central heating.

## **Outgoings**

The Council Tax Band is ' E ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2261.80.

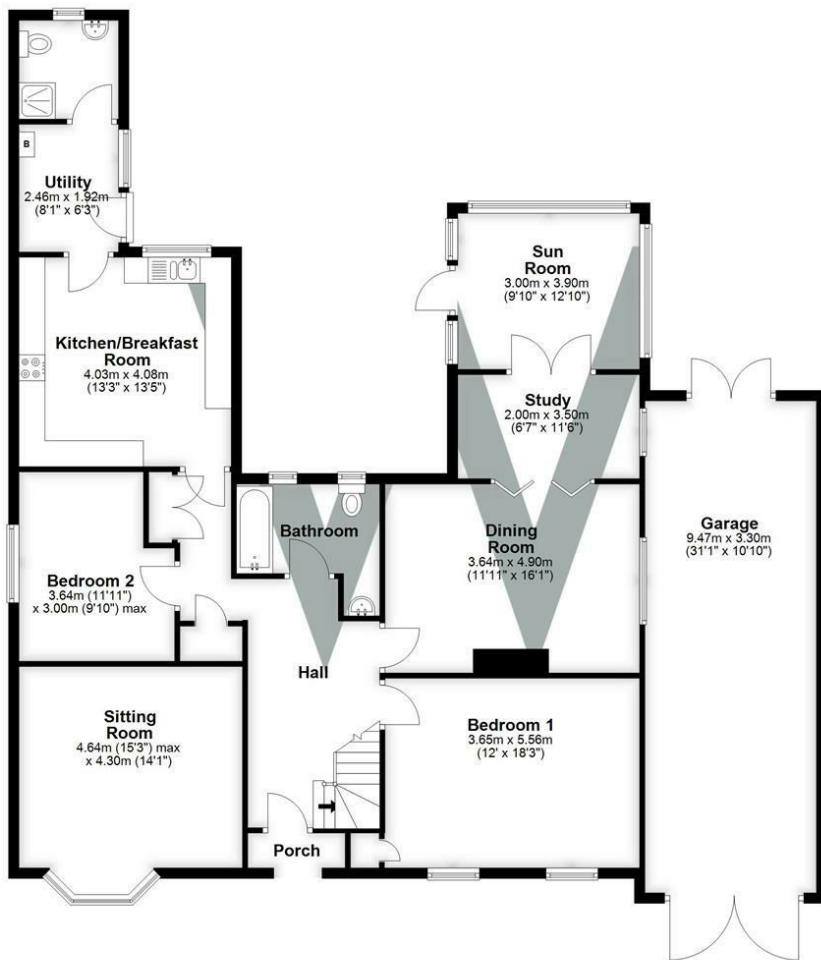
## **Directions**

From Salisbury take the A30 London Road. At the top of the hill, after approximately three miles turn right into Firs Road where number 108 will be seen on the left hand side.

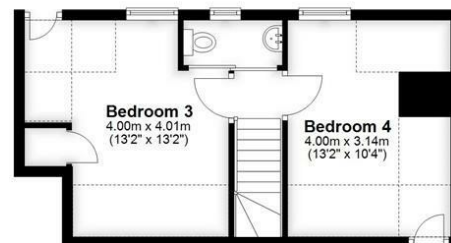
## **WHAT3WORDS**

What3Words reference is: [///panthers.glitter.intruders](https://www.what3words.com/panthers.glitter.intruders).

**Ground Floor**  
Approx. 160.3 sq. metres (1725.9 sq. feet)



**First Floor**  
Approx. 32.9 sq. metres (354.6 sq. feet)



Total area: approx. 193.3 sq. metres (2080.5 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (82-91)	
B (69-81)	
C (55-68)	68
D (44-54)	
E (39-44)	
F (21-38)	25
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
Tel: 01722 336422  
www.hwwhite.co.uk  
email: residential-sales@hwwhite.co.uk



