



24 Rawlence Road, Salisbury, Wiltshire, SP2 9DX

£250,000 Freehold

**An extended four bedroom semi detached house of Unity construction which has a large garden, garage and is in excellent order throughout.  
CASH BUYERS ONLY.**

**Description**

The property is a semi detached house of Unity construction which has been extended to the side and rear to provide an extra bedroom and a large conservatory. The well presented accommodation comprises an entrance lobby and hallway, a sitting room with a dining room leading to the conservatory which offers excellent views of the garden. There is also a kitchen, a utility area, shower room and a double bedroom. On the first floor are three good size bedrooms all with fitted wardrobes and a family bathroom. The property has generous landscaped gardens on three sides and there is a single garage to the rear. Further benefits include PVCu double glazing and gas central heating. Nearby amenities include a convenience store and post office and a nearby bus route which leads to the city centre which lies approximately two miles away. The property is for CASH BUYERS ONLY due to its construction.

**Property Specifics**

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

**Entrance hall**

Entrance lobby accessing hallway with wood effect floor, stairs, cupboard housing fusebox.

**Sitting room**

Window to front, radiator, stone fireplace and hearth with inset coal effect gas fire, TV point, arch to;

**Dining room**

Space for table and chairs, glazed doors to kitchen and to;

**Conservatory**

Glazed elevations and pitched glazed roof, patio doors to garden, wall mounted electric heater, radiator.

**Kitchen**

Fitted with base and wall units with roll top work surfaces, integrated gas oven, four ring gas hob and extractor over, sink and drainer with mixer tap under window to rear, tiled floor, glazed door to;

**Utility area**

Work surface with sink and drainer, space/plumbing for washing machine, space for tumble dryer and further appliance, storage cupboards, window to side, radiator, glazed door and window to rear.

**Shower room**

Fitted with a white suite comprising shower cubicle, low level WC, wall mounted wash hand basin, tiled floor and walls, heated towel rail, window to side.

**Bedroom four**

Dual aspect with windows to front and side, radiator.

**Stairs to first floor - landing**

Loft access with pull down ladder, window to side.

**Bedroom one**

Window to front with far reaching views, fitted wardrobe, radiator.

**Bedroom two**

Window to rear, airing cupboard housing hot water tank and immersion, further cupboard housing gas boiler.

**Bedroom three**

Window to front (similar views to bedroom one), radiator, fitted wardrobe.

**Bathroom**

Fitted with a white suite comprising panelled bath, wash hand basin with cupboard under, low level WC, tiled walls and floor, heated towel rail, extractor, obscure glazed window to rear.

**Outside**

To the front of the property is a garden with a path to the front door, This extends around the side in to the rear garden which has been landscaped to provide stone, paved and lawned areas. There is a large timber shed/store and a greenhouse.

**Garage**

With electric up and over door, concrete base, power and light. (5.06m x 3.00m).

**Services**

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

**Outgoings**

The Council Tax Band is ' A ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1683.96.

**Directions**

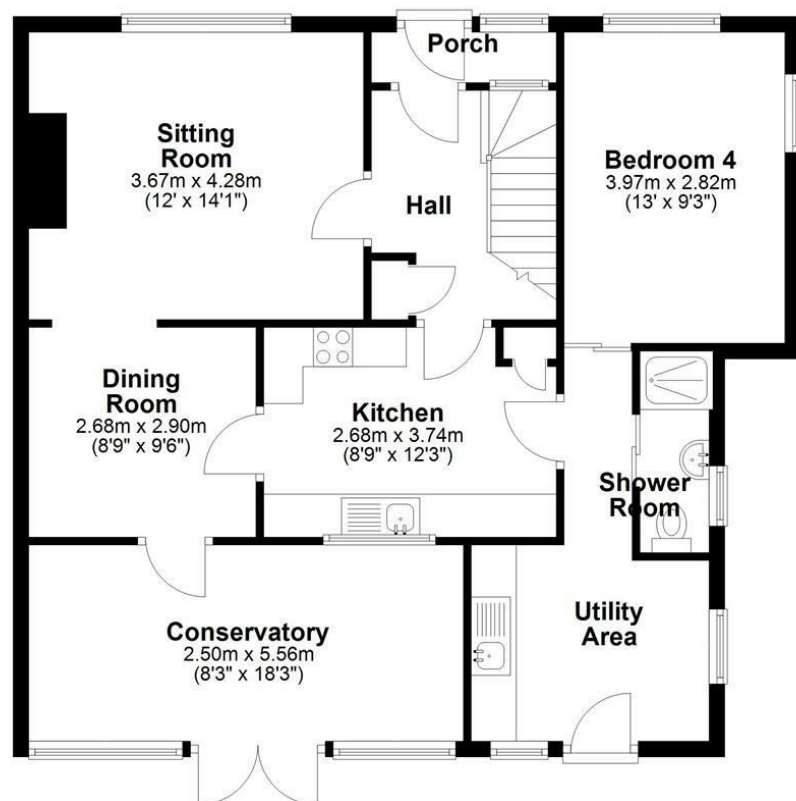
Leave Salisbury on the A36 Wilton Road and at Skew Bridge turn right. Turn left at the mini roundabout into Pembroke Road and take the next left to continue along this road. At the top of the hill turn left into Rawlence Road and the property can be found after a short distance on the right hand side just before the pinch point.

**WHAT3WORDS**

What3Words reference is: ///laptop.hook.photos

## Ground Floor

Approx. 82.5 sq. metres (888.5 sq. feet)



## First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 126.0 sq. metres (1356.3 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 79        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## WHITES

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