



8 India Avenue, Salisbury, Wiltshire, SP2 7HF

£375,000 Freehold

An extended three bedroom detached bungalow with a large private garden.

Description

The property is an extended three bedroom detached bungalow with a large private garden which enjoys a westerly aspect to the rear. The accommodation comprises three bedrooms, a double length sitting room with sliding doors leading to the garden, kitchen/breakfast room, utility, bathroom and wet room. Benefits include gas central heating and double glazing. To the front is a gravelled area adjacent to a brick pavior driveway offering vehicle parking. The rear garden is a particular feature being approximately 100 feet long. India Avenue lies on the western side of the city approximately two miles from the city centre which is served by a bus route and nearby amenities include a primary school and a secondary school. Salisbury has an excellent range of amenities including a mainline railway station serving London Waterloo. Vacant possession offered.

Entrance Porch

Tiled step, part glazed front door to:

Hall

Built in storage cupboard, hatch to loft space.

Sitting Room

An extended room with two parts, the first with fireplace with wooden surround and the second with sliding doors leading to rear garden.

Kitchen/Breakfast Room

Fitted with a range of base and wall units with work surfaces, stainless steel sink and drainer with mixer tap, integrated four ring gas hob with extractor over, integrated electric oven and grill, space for fridge/freezer, space and plumbing for washing machine and dishwasher, double aspect windows, tiled floor.

Utility

Tiled floor, door to side passage, wall cupboard, single drainer sink unit with cupboard below, recently installed wall mounted Worcester gas fired boiler for heating and hot water.

Bedroom 1

Bay window to front.

Bedroom 2

Bay window to front.

Bedroom 3

Bathroom

Panel bath, low level wc and wash hand basin.

Wet room

Tiled walls, thermostatic mixer shower, low level wc and wash hand basin.

Outside

To the front of the bungalow is a gravelled with brick pavior driveway for vehicle parking. There is a side access path to the rear garden which extends to about 100 feet, with lawn, large paved patio and gravelled seating areas, mature apple tree.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,525.94.

Directions.

Leave Salisbury on the A360 Devizes Road and continue forwards at the first mini roundabout. Take the next left in to India Avenue and the bungalow can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///deal.toys.snack](https://www.what3words.com/deal.toys.snack)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

