



42 Christie Miller Road, Salisbury, Wiltshire, SP2 7EN

£425,000 Freehold

An extended link detached four bedroom house offered to the market with no onward chain.

Description

The property is situated in a popular cul de sac and offers well proportioned accommodation. The house has been extended and now comprises a large entrance hallway, a sitting room, a dining room which accesses a raised outside timber decked area and a kitchen with a good range of units. There is a utility room and the main bedroom is also on the ground floor and has an en-suite shower room. On the first floor are three double bedrooms and a large bathroom. Externally there is a brick paved off road parking area and to the rear is a paved area in addition to the decking. Christie Miller Road 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.

Property Specifics

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

Entrance hall

Inset doormat, radiator, stairs.

Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under.

Sitting room

Window to front, two radiators.

Dining room

French doors and windows to rear, through to;

Kitchen

Fitted with base and wall units with integrated electric oven and grill, five ring gas hob and extractor, space for fridge/freezer, sink and drainer under window to rear.

Utility room

Work surface with space for washing machine, storage cupboards.

Bedroom one

Window to front, radiator, fitted wardrobes, door to;

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, velux roof window, heated towel rail, tiled floor, extractor.

Stairs to first floor - landing

Bedroom two

Window to front, radiator, fitted wardrobes.

Bedroom three

Window to rear, radiator.

Bedroom four

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising claw foot bath, low level WC, pedestal wash hand basin, tiled floor and walls, obscure glazed window to front.

Outside

To the front of the house there is an off road parking area, an outside tap and light together with an electric charging point. There is a raised timber decked area leading down to a paved area where there is also a timber shed.

Services

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

Outgoings

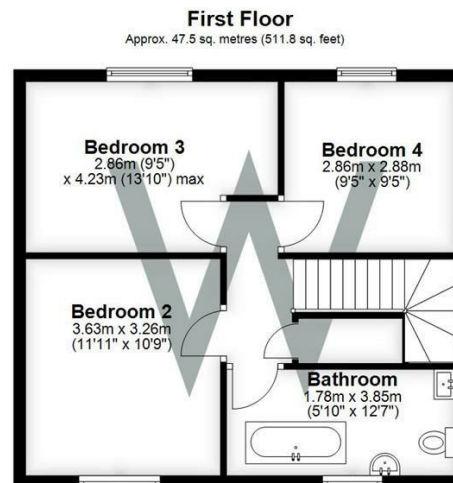
The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

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 then turn left in to Christie Miller Road as the road bends to the right. The property can be found towards the end on the right hand side.

WHAT3WORDS

What3Words reference is: [///woven.edit.aims](https://www.what3words.com/#!/en/woveneditaims)



Total area: approx. 153.2 sq. metres (1649.0 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-101) 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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