



2 Buzzard Road, Old Sarum, Salisbury, Wiltshire, SP4 6GG

£350,000 Freehold

A well presented three bedroom detached house in a quiet, side road location on this popular development.

Description

The property is a modern detached house situated in a small side road location on this popular residential development on the northern side of the city. The well presented accommodation comprises an entrance hallway, a sitting room with a dual aspect, a kitchen/dining room with a good range of units and there is also a cloakroom. On the first floor are three good size bedrooms with extensive fitted wardrobes in the second bedroom and a family bathroom. Benefits include PVCu DG, gas central heating, solar tiles and there is a lovely garden to the rear. To the side of the house are two tandem parking spaces. The development has a range of amenities including a primary school, a Co-op store and a regular bus service to Salisbury city centre which lies approximately three miles away.

Property Specifics

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

Entrance hall

Front door with glazed viewer, stairs with cupboard under, radiator, telephone point.

Sitting room

Dual aspect with windows to front and rear, two radiators, TV, telephone and internet points.

Kitchen/dining room

Fitted with a range of base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, space for table and chairs, radiator, wall mounted gas boiler, glazed door to rear.

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

Stairs to first floor - landing

Window to front, overstair cupboard.

Bedroom one

Window to rear, radiator.

Bedroom two

Window to rear, fitted wardrobes, loft access, radiator.

Bedroom three

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower and screen, low level WC, pedestal wash hand basin, strip light and shaver point, heated towel rail, obscure glazed window to front.

Outside

To the rear is an extremely well stocked garden with lawn and patio areas together with a timber shed. There is a side access path which leads to the side of the house and parking area where there are two off road tandem parking spaces.

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 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

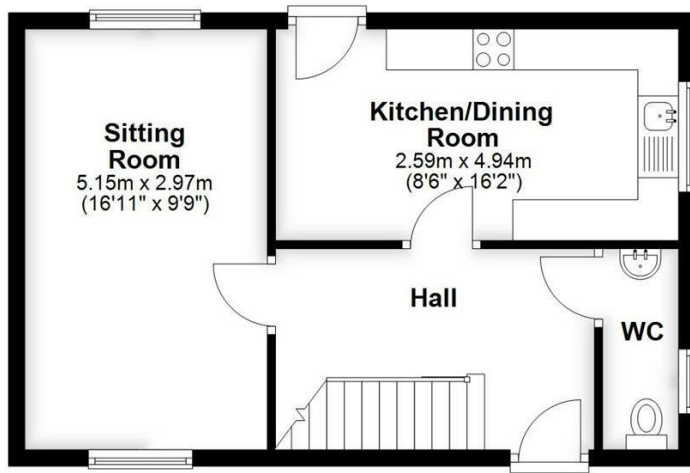
Leave Salisbury on the A345 Amesbury Road turning right at the roundabout after Old Sarum. At the second set of lights turn left in to Sherbourne Drive and continue before turning right in to Robin Road. The next left is Buzzard Road.

WHAT3WORDS

What3Words reference is: [///transmit.blink.quirky](https://www.what3words.com/#!/transmit.blink.quirky)

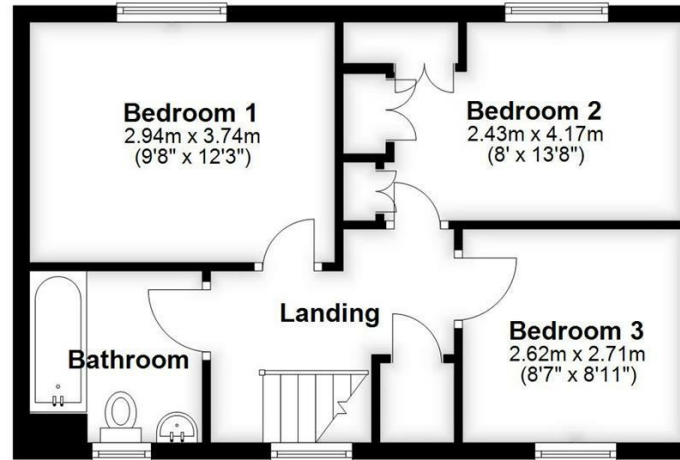
Ground Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 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		
EU Directive 2002/91/EC		
England & Wales		



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