



12 Jubilee Close, Salisbury, Wiltshire, SP2 9HF

£295,000 Freehold

A modern three bedroom end of terrace house set in a cul de sac and offered with no onward chain.

Description

The property is a three bedroom end of terrace house situated at the end of a cul de sac and offered with no onward chain. The house is in need of some moderate updating and offers well proportioned rooms which comprise on the ground floor of an entrance hall, a cloakroom and a sitting/dining room with French doors on to the rear garden which enjoys an easterly aspect. On the first floor are three bedrooms with the main bedroom having extensive fitted wardrobes and there is also a bathroom which has a walk-in bath. Benefits include PVCu double glazing, gas central heating, low maintenance front and rear gardens and a single garage with off road parking. Jubilee Close is a quiet and established location near to schools and convenience stores and is situated approximately one mile from the city centre which 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

Covered porch with outside light, part glazed front door, stairs with cupboard under, radiator, wall mounted digital thermostat.

Cloakroom

Fitted with a low level WC, wash hand basin, radiator, high level fusebox, obscure glazed window to front.

Sitting/dining room

Window and French doors to rear, two radiators, internet, telephone and TV points.

Kitchen

Fitted with base and wall units with work surfaces over and tiled splashbacks, stainless steel sink and drainer under window to side, integrated electric oven and grill with four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine, wood laminate floor.

Stairs to first floor - landing

Loft access.

Bedroom one

Two windows to rear, fitted wardrobes, TV and telephone points, radiator.

Bedroom two

Window to front, radiator, cupboard housing Worcester gas fired boiler.

Bedroom three

Window to front, TV and telephone points, radiator.

Bathroom

Fitted with a white suite comprising walk in bath with shower attachment over, low level WC, pedestal wash hand basin, radiator, part tiled walls, extractor, inset spotlights, radiator, obscure glazed window to side.

Outside

To the front of the property is a gravelled area with a path leading to the front door. The rear garden is also gravelled for ease of maintenance. There is a door from the garden in to the single garage in front of which there is off road parking.

Garage 17'10" x 8'11" (5.46m x 2.72m)

With a pitched, tiled roof, an up and over door, power and light, loft storage and door and window to garden.

Services

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

Outgoings

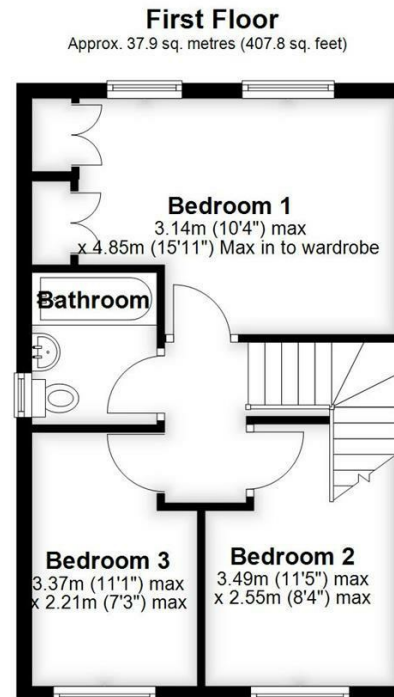
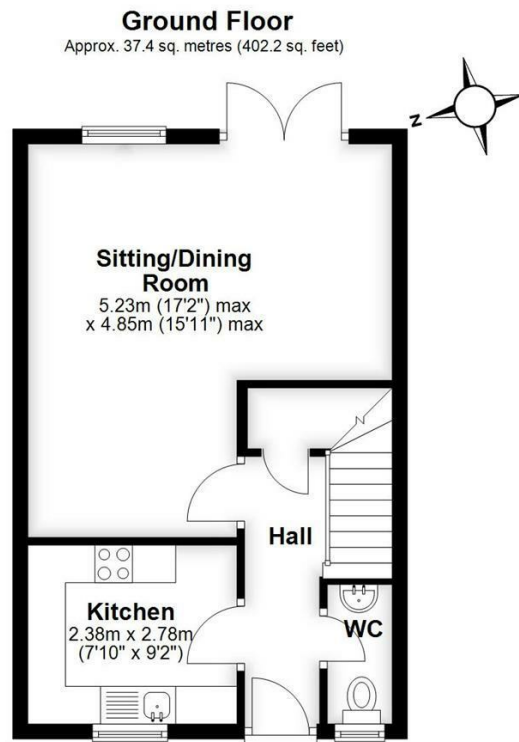
The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout continue forwards on to the A36 Wilton Road and after the traffic lights at Skew Bridge turn right. Turn immediately left at the mini roundabout into Pembroke Road before taking the next left hand turn to continue on Pembroke Road. Take the next right into Festival Avenue and the next right again into Jubilee Close. At the T junction turn left and the house can be found at the end on the right hand side.

WHAT3WORDS

What3Words reference is: [///flowndtricks](https://www.what3words.com/flowndtricks)



Total area: approx. 75.3 sq. metres (810.0 sq. feet)



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales	78	82
EU Directive 2002/91/EC		



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