



6 Bower Gardens, Shady Bower, Salisbury, Wiltshire, SP1 2RL

Asking Price £800,000

**A five bedroom detached house in a sought after location which has been refurbished to a high standard and with easy access to the city centre.
En suite potential. No onward chain.**

Description

This detached and extended house is situated in a highly sought after residential location within easy reach of the city centre. The property has undergone a programme of refurbishment which includes a new kitchen, bathroom suites, new internal doors and complete redecoration and reflooring. The extension has also been reroofed with extra insulation and the property is now offered in excellent order throughout with light and airy rooms. The private easterly facing garden has also been landscaped with the addition of a sandstone patio. The accommodation provides spacious living accommodation which on the ground floor comprises a sitting room with an attractive bay window overlooking the garden and a dining room with French doors on to the patio. There is a kitchen with integrated appliances, a study, a cloakroom and a side lobby with separate access leading to a WC/Utility (which has potential to be a shower room) and a large bedroom extension which could alternatively be used as an office or hobbies room. On the first floor are four further bedrooms, a bathroom and a separate WC. There is scope for en-suites in the main bedroom and the ground floor bedroom. Benefits include PVCu double glazing, gas central heating and a single garage with off road parking. The private rear garden is mainly lawned with a large greenhouse. Bower Gardens is a residential cul de sac which lies on the eastern side of the city with the centre approximately a quarter of a mile away. It is also well positioned to access the main routes serving Salisbury. No onward chain.

Property Specifics

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

Entrance hall

Storage cupboard housing electric fusebox, radiator, inset doormat, stairs.

Sitting room

Large bay window to rear overlooking garden, TV point, two radiators, glazed double doors to;

Dining room

French doors and window to rear, two radiators, part glazed door to;

Kitchen

Newly fitted with base and wall units with work surfaces over, sink and drainer with mixer tap over, Integrated electric oven, five ring hob and extractor, dishwasher and fridge, larder cupboard, window to front, understair cupboard, radiator, wood effect floor, inset spotlights, door to side lobby.

Study

Window to front, radiator.

Cloakroom

Fitted with a low level WC, wash hand basin, wood effect floor, heated towel rail, obscure glazed window to front.

Utility room

Doors to front and rear gardens, tiled floor, double Belfast sink with cupboard under.

Laundry/WC

Fitted with a low level WC, wash hand basin, wood effect floor, space/plumbing for washing machine, heated towel rail. Could be converted to shower room with washing machine moved to garage.

Bedroom five

Bay window to side and further window to rear, two radiators.

Stairs to first floor - landing

Airing cupboard housing hot water tank, storage cupboard with window, window to front, loft access.

Bedroom one

Windows to side and rear, two radiators.

Bedroom two

Window to rear, radiator.

Bedroom three

Window to rear, radiator.

Bedroom four

Window to front, radiator.

Bathroom

Fitted with a suite comprising panelled bath with hand held and rainfall shower over, wash hand basin with cupboard under and lit mirror over, obscure glazed window to front, fully tiled walls, inset spotlights, extractor, wood effect floor, heated towel rail.

Separate WC

Fitted with a low level WC, wash hand basin, heated towel rail, wood effect floor, window to front.

Outside

The front garden has an open plan lawn with a path leading to the front door. A driveway provides off road parking for two cars. The rear garden enjoys an easterly aspect with a newly laid sandstone terrace and steps leading down to a lawn which has brick wall and timber fenced boundaries with a large lean to greenhouse.

Garage 18'2" x 9'9" (5.54m x 2.98m)

With an up and over door, power and light with a door in to the side lobby.

Services

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

Outgoings

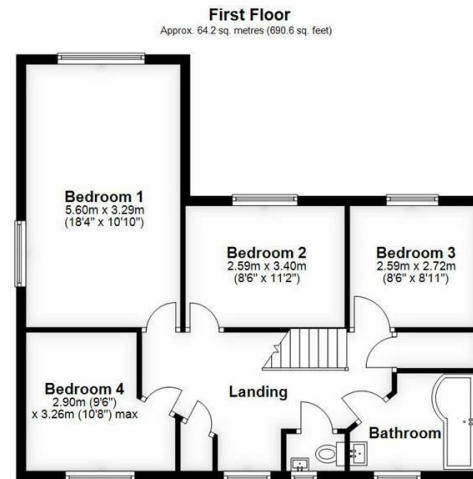
The Council Tax Band is ' F ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3819.63.

Directions

From our offices in Castle Street proceed past the market square and follow the road around to the right in to Brown Street. take the first left in to Milford Street and at the traffic lights continue forwards in to Milford Hill. At the top bear right at the mini roundabout in to Shady Bower and Bower Gardens can be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///shakes.film.fonts



Total area: approx. 194.9 sq. metres (2098.4 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			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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