

# Myddelton&Major

16 Woodbury Lane

SALISBURY



## 16 Woodbury Lane, Salisbury, SP2 8FE

- Modern Semi Detached House
- Immaculate Condition
- Main Bedroom with En Suite
- 2 Further Bedrooms
- Kitchen/Dining Room
- Sitting Room
- Family Bathroom
- Landscaped Rear Garden
- Single Garage
- Off Road Parking for 2 Cars

### The Property

Built in 2011 of attractive red brick elevations beneath a clay tiled roof, 16 Woodbury Lane has stylishly finished by the current owners and now provides well proportioned and immaculate accommodation. The property benefits from overlooking an area of communal gardens, bordered by trees, as well as being highly energy efficient with solar hot water heating.

The front door opens into a welcoming hallway with the stairs to the first floor (with a useful cupboard below), a door leads from here into the sitting room, which is a good sized 'L' shaped room with plenty of space for sofas and associated furniture. The kitchen/dining room runs the entire width of the property and has been well fitted with a good range of units and worktops, with space and plumbing for both a washing machine and tumble drier, space for a fridge/freezer and built in single oven and gas hob. Double doors lead from here to the rear garden. A downstairs cloakroom completes the ground floor accommodation.

On the first floor are three bedrooms, the principal bedroom is a well proportioned double room with built in storage and an ensuite shower room, that has been well fitted. The further two bedrooms are again of a good size, with bedroom two also being a double room and bedroom three a large single, which works very well as a child's bedroom, nursery or study, as required. There is also a well fitted and family bathroom.



An immaculate, modern, three bedroom semi-detached house, in a popular residential part of Harnham, with a garage and parking.

Tenure: Freehold

Size: 884ft<sup>2</sup>

EPC Rating: C (80)

Council Tax Band: D



3



1



2



3

**Services** - All mains services are available. BT.com suggests broadband speeds of up to 900Mbps are available.

Salisbury Hospital 0.9 Miles • Market Square 1.5 Miles • Salisbury Train Station 2 Miles • Nisa Local 0.1 Miles

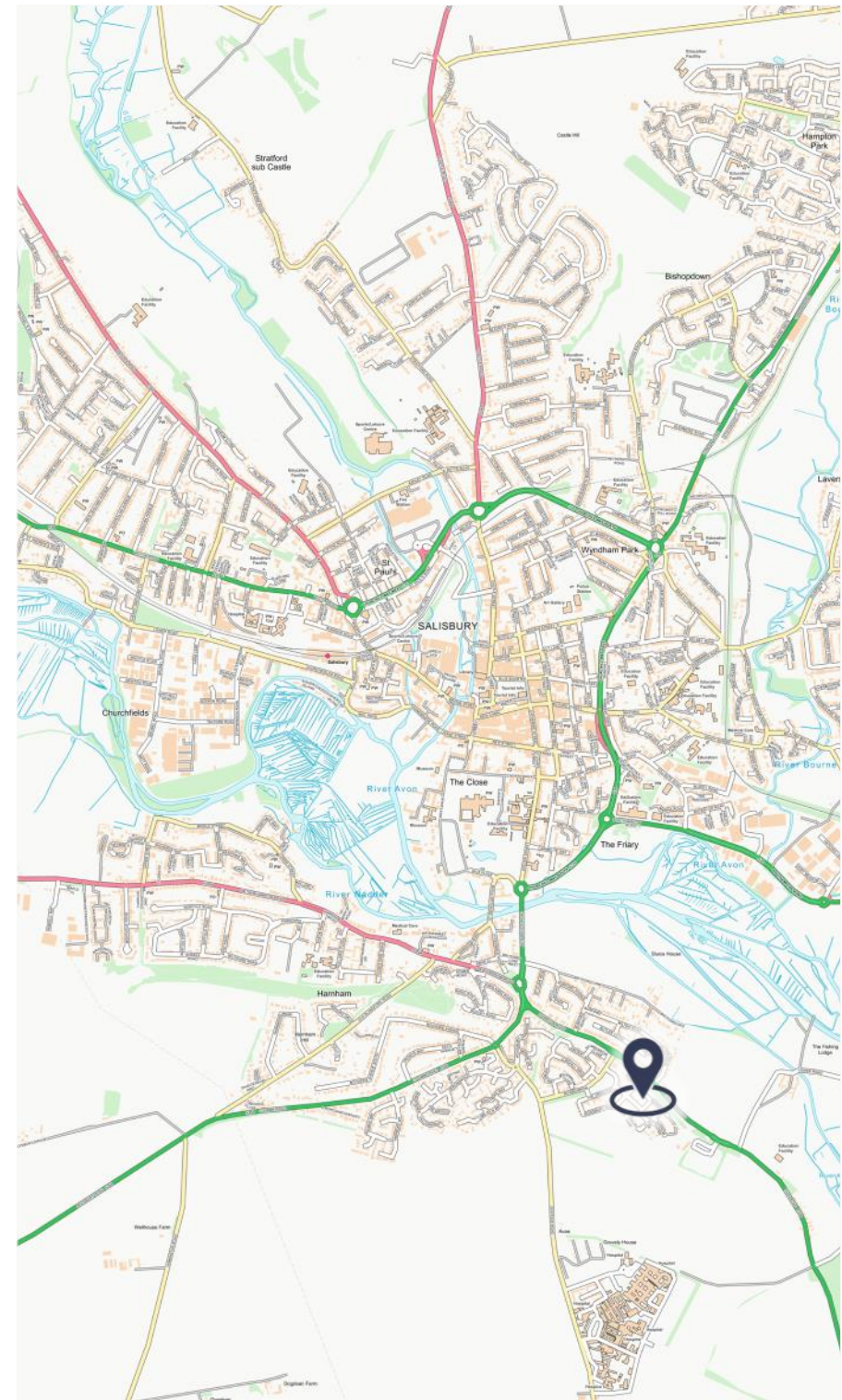


## Outside

To the side of the property is a tarmac driveway providing tandem parking for two vehicles, leading to the single garage in a shared block. The garage has electric power and light and a personal door to the garden, and the roof has been boarded for extra storage. A gate leads from the driveway to the rear garden, which faces south-west. This has been well landscaped with a large area of paved terrace immediately behind the house, beyond steps give access to a raised area of lawn. There are a number of raised beds and borders which have been well planted with mature shrubs, trees and flowering plants and behind the garage is a covered area of decking, providing outside sitting and dining options in all weathers.

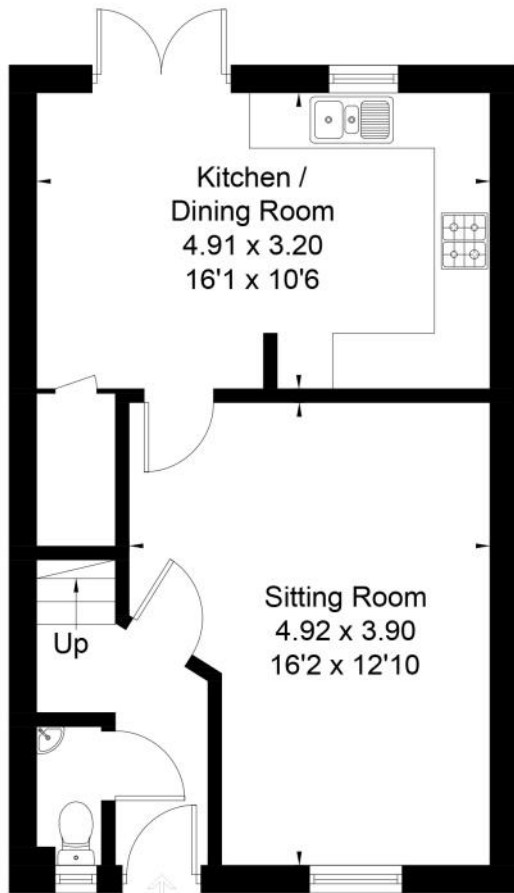
## Location

Woodbury Lane is a popular residential road on the southern edge of the Cathedral city of Salisbury and is conveniently located within walking distance to both the city centre and Salisbury District Hospital. There are local convenience stores moments away. Salisbury has a wide range of facilities – educational (with the property being within the catchment area for both the boys' and girls' grammar schools), cultural, leisure and shopping, along with the mainline station providing direct trains to London Waterloo (journey time approximately 90 minutes). Salisbury has fantastic road links to London (A303), Southampton (A36) and Bournemouth (A338).

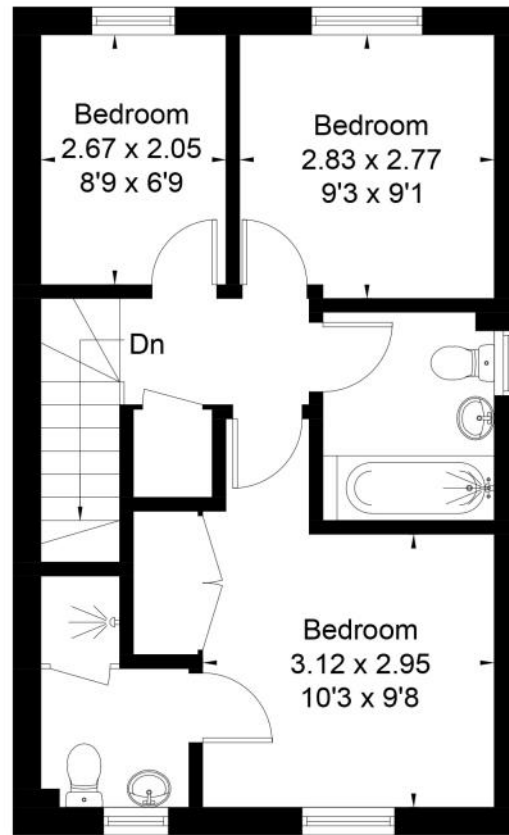




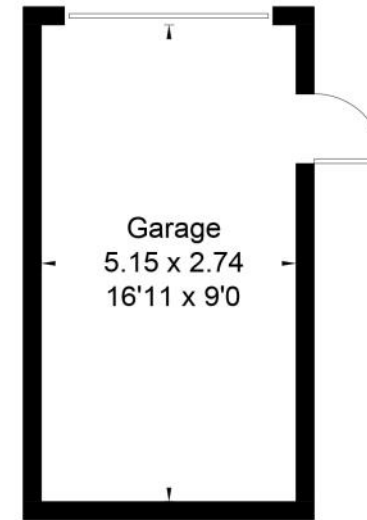
Approximate Area = 82.1 sq m / 884 sq ft  
 Garage = 14.2 sq m / 153 sq ft  
 Total = 96.3 sq m / 1037 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 325145

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