

# Myddelton&Major

6 Angler Road

SALISBURY







6 Angler Road, Salisbury,  
Wiltshire SP2 9PB

- Three Bedrooms
- Single Storey Living
- Three Bathrooms
- Off-Road Parking
- Edge of Salisbury Location
- One Bedroom Annexe
- Excellent Condition
- Fantastic Outside Space
- EPC C Rating
- Summer House/ Gym

### The Property

Located in a popular location on the north west of Salisbury, 6 Angler Road is a fantastic opportunity to own very well presented three bedroom bungalow with plenty of off-road parking and the clever addition of a one bedroom self-contained annexe.

The property is in excellent condition and offers well planned and generous single storey living flexible to cover all age groups and possibly even catering for multi generational living. Inside the property there is a well appointed kitchen with plenty of above and below counter storage as well as feature lighting at the bottom of the units.

A large reception room has large sliding glazed doors leading to the rear garden and when open create a fantastic inside/outside feel. There are three bedrooms in the main part of the house and a well appointed family bathroom, the principal bedroom also has a well appointed ensuite bathroom.

There is an attached annexe with a double bedroom, bathroom and decent sized kitchen/reception, it is self contained from the front of the property and also has an entrance from the rear garden.

A fantastic three bedroom bungalow with a split level landscaped garden, off road parking and an additional one bedroom annexe.

Tenure: Freehold

Size: 1339ft<sup>2</sup>+outbuilding

EPC Rating: C (70)

Council Tax Band: D



4



2



3



4

Services - All Mains Services Are Connected. OFCOM suggests Ultrafast broadband is available and all mobile networks have good coverage

Market Square 2.4 Miles



Wilton 2.9 Miles



A303 6.2 Miles







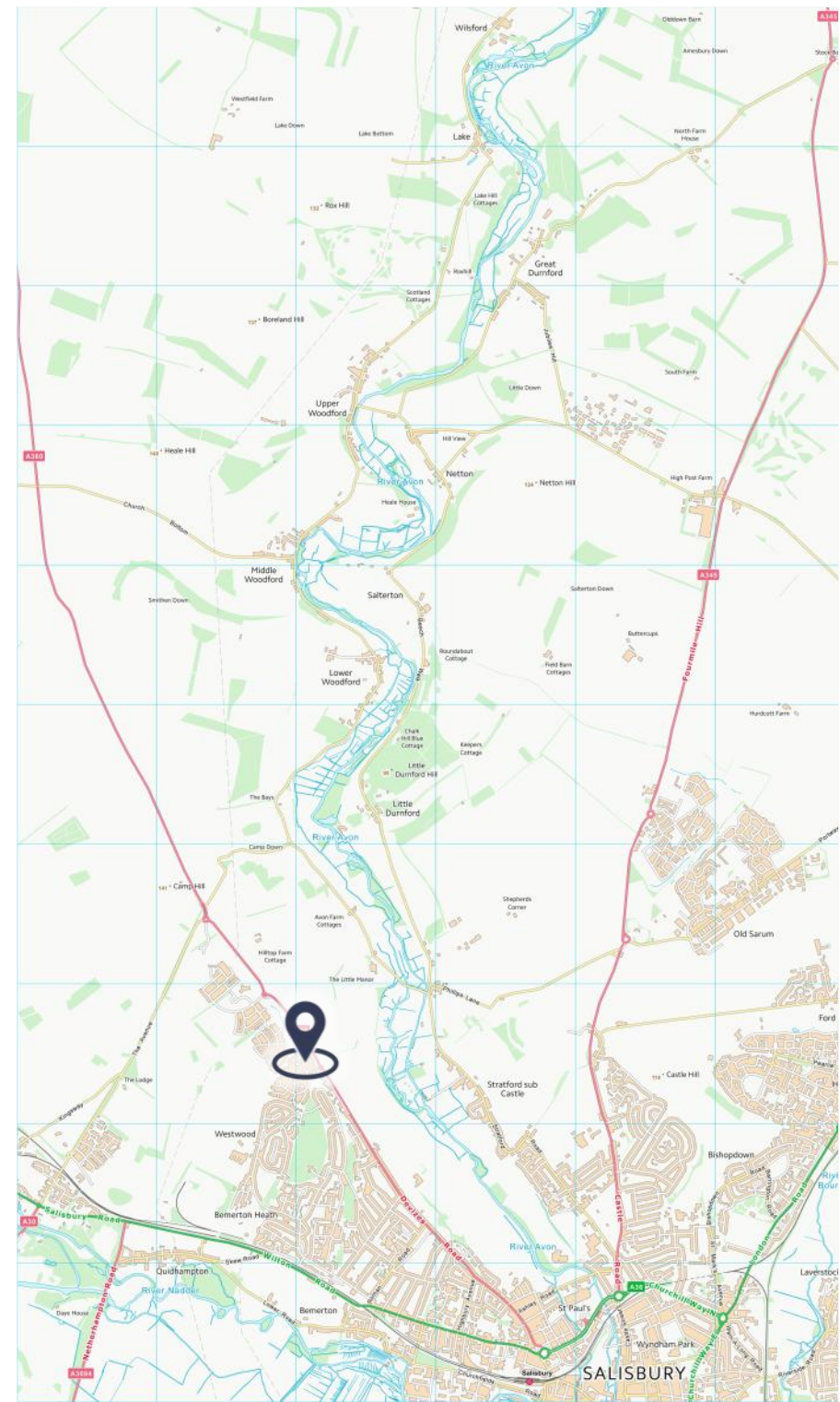
## Outside

The front of the property has a blocked paved driveway with parking for about 4 vehicles all set behind a low stone wall. Steps also leads up past a small flower bed to the front of the house. With an emphasis on entertaining, the rear garden has an enclosed astroturf play area and a decent paved terrace. The garden is split level with a raised seating area with a sensational outside bar and small summerhouse/ gym.

## Location

Set on the North Western edge of Salisbury with easy access into the city, to Wilton and A303 at Stonehenge 6 Angler Road is located in a popular and sought after area.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.



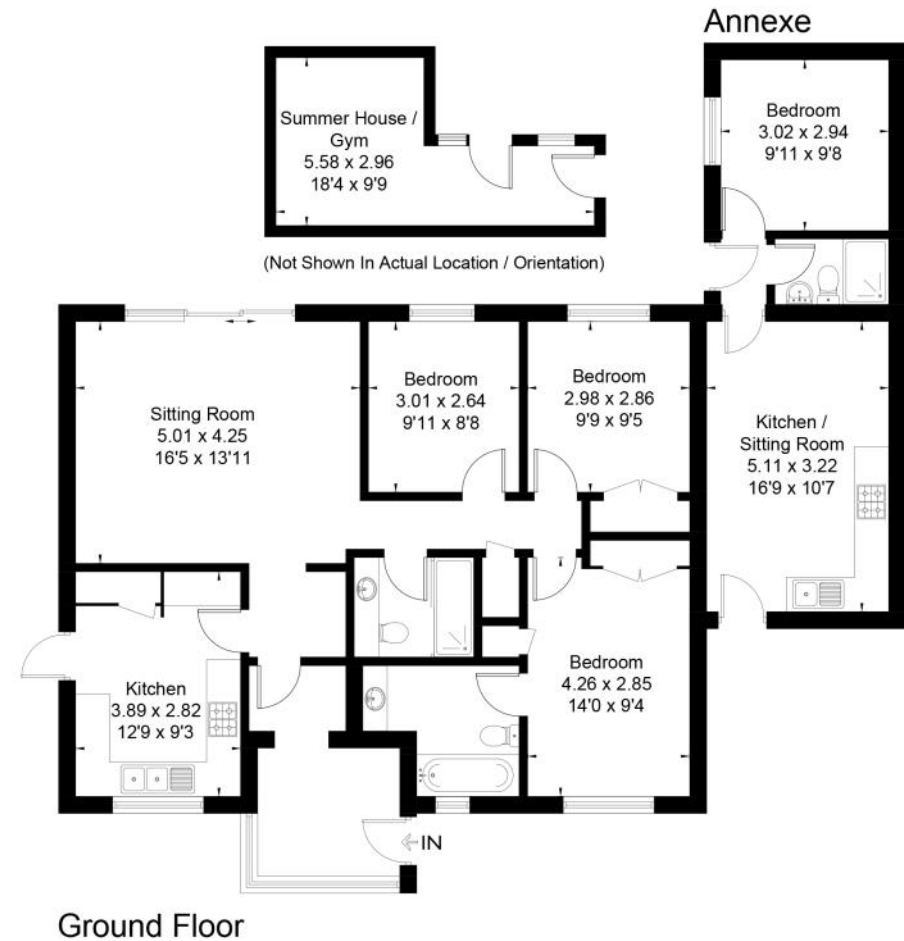








Approximate Floor Area = 94.3 sq m / 1015 sq ft  
 Annexe = 30.1 sq m / 324 sq ft  
 Outbuilding = 11.9 sq m / 128 sq ft  
 Total = 136.3 sq m / 1467 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #77078

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