

16 Osmund Walk  
Old Sarum









## The Property

We are delighted to present this deceptively spacious three-bedroom townhouse, situated in the sought-after Old Sarum development. This fantastic home offers generous accommodation arranged over three floors and is presented in excellent condition throughout. A real highlight is the top-floor master bedroom suite, providing an impressive private retreat.

The ground floor comprises a welcoming hallway, a well-appointed kitchen with ample worktop and cupboard space, a useful downstairs W.C, and a spacious living/dining room. French doors from the living area open into the rear garden.

On the first floor, there are two well-proportioned double bedrooms-served by a modern three-piece family bathroom.

The entire top floor is dedicated to the standout master suite, large enough to comfortably accommodate a super king-size bed and additional freestanding furniture. It also includes a dressing area with fitted wardrobes and a generous en-suite shower room.

## A beautifully presented modern townhouse, arranged over three floors, offered in excellent condition

16 Osmund Walk

Old Sarum, Salisbury, SP4 6NE

Guide Price:

£285,000



2



3



2



1

- Three Bedrooms
- Two Bathrooms
- Principle Bedroom Suite
- Well Appointed Kitchen
- Gas Fired Central Heating

- Private Enclosed Garden
- Garage & Parking Space
- EPC Rating of B
- UPVC Double Glazing
- Popular Residential Area

**Services** - All mains services are connected. Ofcom suggests that Ultrafast broadband is available and all major mobile networks offer good coverage

## Tenure

Freehold

## EPC Rating

B (82)

## Outgoings

Council Tax Band: D

## Size

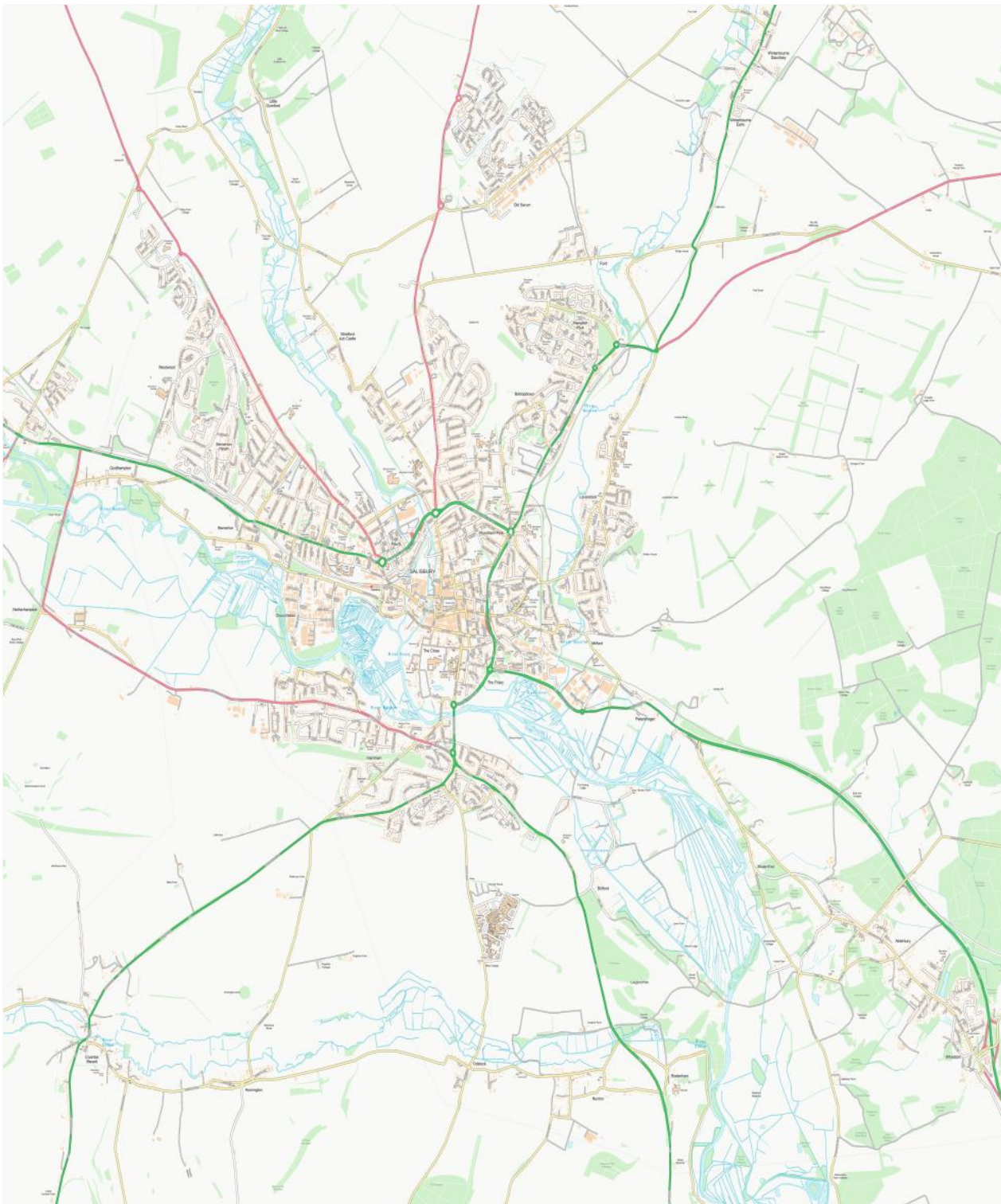
1183 sqft











## Outside

Externally, the easy-to-maintain rear garden is primarily laid to lawn with a patio area perfect for outdoor furniture, and is enclosed by timber fencing. Gated access from the rear leads directly to a single garage and allocated parking space.

## Location

This thriving and well-connected area lies just over three miles from Salisbury city centre and benefits from excellent transport links, making it ideal for commuters and families alike. Local amenities include a convenience store, Sarum CrossFit, and a popular microbrewery, while a selection of highly regarded schools are within easy reach.

Conveniently located on the A345 with easy access to both Salisbury and Amesbury and the A303. There is a regular Park & Ride service into the city centre. The property is located with easy reach of walks for those wanting to explore the countryside.





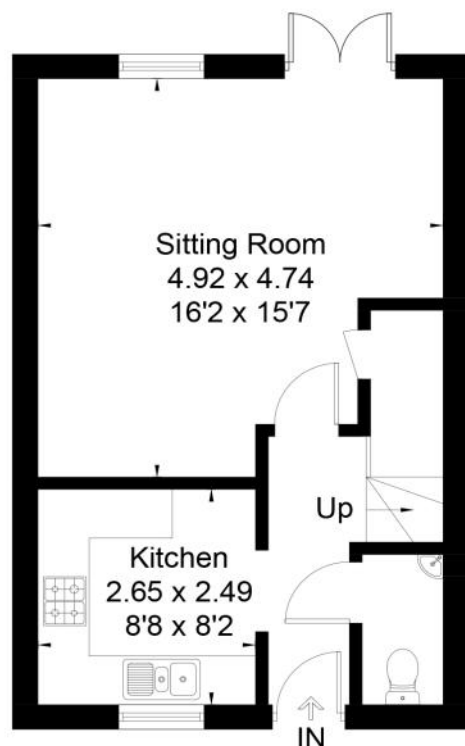




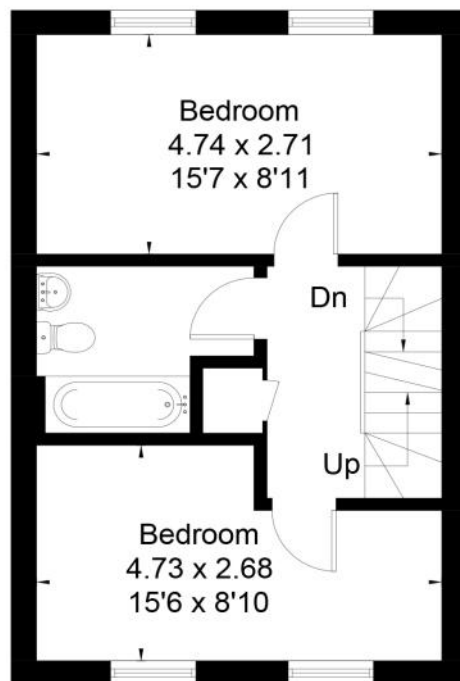
Approximate Floor Area = 109.9 sq m / 1183 sq ft

Garage = 9.9 sq m / 106 sq ft

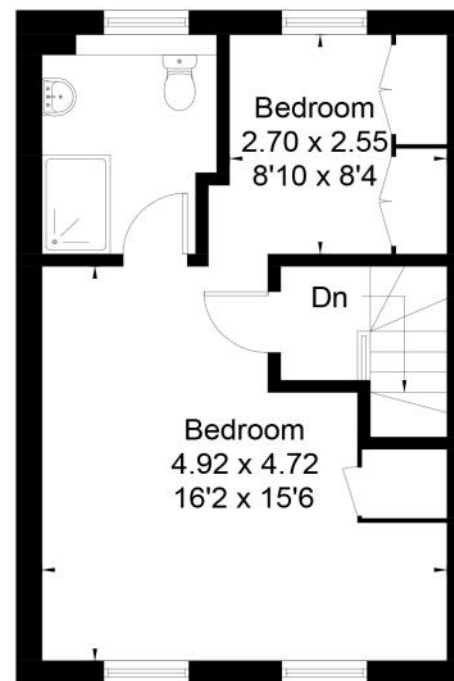
Total = 119.8 sq m / 1289 sq ft



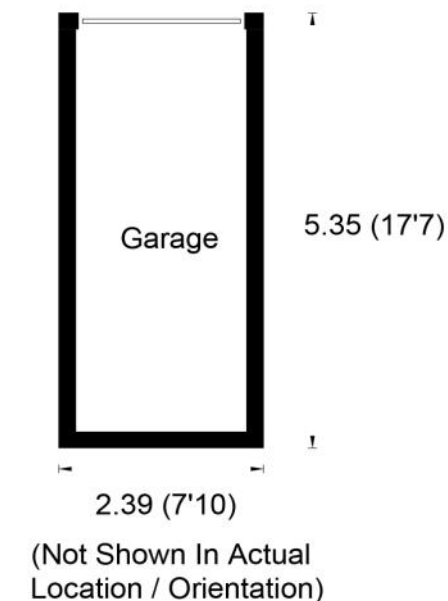
Ground Floor



First Floor



Second Floor



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 #96915

#### Disclaimer Notice

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