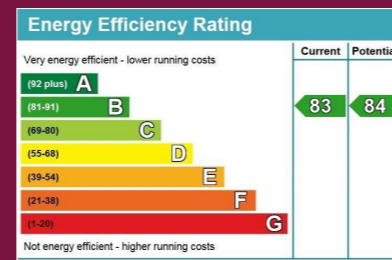


GROUND FLOOR
APPROX. FLOOR
AREA 28.9 SQ.M.
(311 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 28.9 SQ.M.
(311 SQ.FT.)

TOTAL APPROX. FLOOR AREA 57.8 SQ.M. (622 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2015



4 Collingwood Close, Whaddon

£275,000 Freehold

Salisbury, Wiltshire SP5 3FE

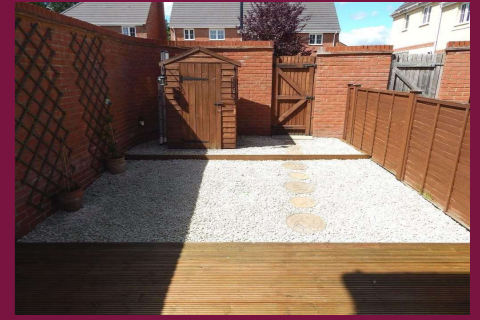
We are pleased to offer this two bedroom semi detached house set in a sought after location in Whaddon. The accommodation comprises of; downstairs cloakroom, lounge / dining with double doors leading into the rear garden and a modern stylish kitchen. On the first floor the house offers two double bedrooms both with built in storage and a family bathroom. Other benefits include gardens to the front and rear, parking behind a security gate, gas central heating and double glazing. The property is being sold with no chain call us now to request a viewing. **Council Tax Band C. EPC Rating B.**

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Overview

- SEMI DETACHED HOUSE
- SOUGHT AFTER WHADDON LOCATION
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / DINING ROOM
-
- DOUBLE DOORS LEADING TO REAR GARDEN
- PARKING BEHIND SECURE GATES
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL



Entrance Door into:

Entrance Hallway

Stairs leading to first floor.

Kitchen 11'9" max x 6'4" max

Stainless steel single drainer sink unit with cupboard under further range of floor and wall mounted units with work surfaces over, space for appliances, built in oven and gas hob with extractor over, upvc double glazed window to front aspect.

Lounge / Diner 24.5" max x 12'9" max

Upvc double glazed doors leading to the rear garden, door leading to storage cupboard, smooth finish ceiling, radiator.

First Floor Landing

Doors leading to bedrooms and bathroom.

Bedroom One 12'9" max x 8'4" max

Upvc double glazed window to front aspect, door leading to airing cupboard, radiator, smooth finish ceiling.

Bedroom Two 10'7" max x 9'1" max

Upvc double glazed window to rear aspect, built in wardrobes to one wall, radiator, smooth finish ceiling.

Bathroom

Modern white suite comprising of; panel bath with shower over, low level w/c, pedestal wash hand basin.

Outside

Front - Laid to lawn wtyh shrub borders.

Rear - A low maintenance rear garden with decking and decorative stones, timber shed and rear pedestarin access to the parking area.

Council Tax Band - C

Tenure - Freehold

Agents Note

This property has a Service Charge for upkeep of the electric gates and communal spaces of £315.73 for the year.

Agents Note

Some of the pictures used in the marketing of this property are from before the property was let. This is to protect the privacy of the current tenants and new pictures will be taken as soon as the property is vacant. We feel the pictures offer a fair reflection of the current property condition.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.