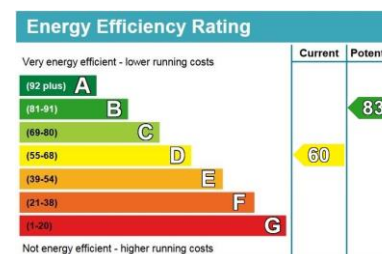




TOTAL FLOOR AREA : 108.5 sq.m. (1167 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given.  
Made with Metropix C0024



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.

53 Elm Close, Laverstock  
Salisbury, Wiltshire SP1 1SA

£430,000 Freehold

Northwood Salisbury are delighted to bring to market this well presented, two-bedroom, detached bungalow with NO FORWARD CHAIN! Located in a popular residential location in Laverstock, the property is situated close to local schools, shops, and benefits from near-by bus stops for links into Salisbury. The accommodation consists of: an entrance hallway, two double bedrooms, both benefitting from inbuilt wardrobes. The property also offers a DUAL ASPECT Living/Dining room, measuring 24'6" Max X 11'11" Max, a fitted kitchen, modern bathroom, and separate WC. To the rear of the property, there is a utility area, with a door accessing the garage. Gas Central Heating, and partial Double Glazing. Call today to arrange a viewing!





## Overview

- TWO BEDROOM DETACHED BUNGALOW
- GARAGE WITH OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION
- NO FORWARD CHAIN
- MODERN BATHROOM
- OPPORTUNITY FOR MODERNISATION
- LARGE LIVING/DINING AREA
- POPULAR RESIDENTIAL LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING EXCEPT UTILITY AREA, GARAGE, AND BATHROOM



### ENTRANCE HALLWAY

### LIVING AREA/DINING AREA (24'6" max X 11'11" max)

Dual aspect. Sliding door to rear aspect. Three radiators.

### KITCHEN (9'10" max X 7'11" max)

Window to rear aspect. Radiator.

### UTILITY AREA (9' max X 10'11" max)

Single glazed window to side aspect. Door leading to garage.

### BATHROOM (7'6" max X 7'11" max)

Single window to rear aspect. Radiator. Airing cupboard with Combination Boiler, installed 2021.

### WC (7'11" max X 3'01")

Window to side aspect. Radiator.

### BEDROOM ONE (10'10" max X 11'09" max)

Window to front aspect. Radiator. In-built wardrobe.

### BEDROOM TWO (7'11" max X 11'09" max)

Window to front aspect. Radiator. In-built wardrobe.

### GARAGE

Tenure - Freehold

EPC: D

Council Tax Band: D

Agents Note - Draft Copy of Particulars.

### Sales Disclaimer (OVM)

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.