

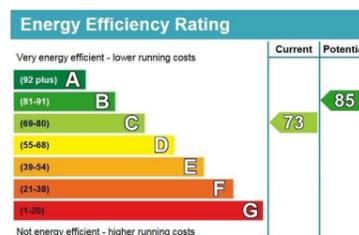
TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (990 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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9a Whitbred Road,  
Salisbury, Wiltshire SP2 9PE

£399,950 Freehold

We are pleased to offer for sale this four bedroom link detached family home set in a cul de sac position in Salisbury. The accommodation on the ground floor consists of; entrance hallway, downstairs cloakroom, lounge measuring 16'4" x 15'4" max, and a L shaped kitchen / dining room opening onto the rear garden measuring 18'10" x 16'4" max. On the first floor the house offers four bedrooms and a family bathroom. Outside Whitbred Road offers a driveway leading to a single garage and gardens to the front and rear. The rear garden extends a good length and is the ideal space for entertaining. Sold with no forward chain call us now to request a viewing.



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

- FOUR BEDROOM LINK DETACHED
- CUL DE SAC LOCATION
- SOLD WITH NO FORWARD CHAIN
- LOUNGE MEASURING 16'4" x 15'4" MAX
- L SHAPED KITCHEN / DINING ROOM MEASURING 18'10" X 16'4" MAX
- GOOD SIZED REAR GARDEN
- DRIVEWAY LEADING TO SINGLE GARAGE
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
- GAS CENTRAL HEATING



Entrance hallway

Downstairs Cloakroom

Lounge 16'4" (4.97m) max x 15'4" (4.67m) max

Kitchen / Dining Room 18'10" (5.74m) max x 16'4" (4.97m) max L Shaped Room

First Floor Landing

Bedroom One 19'11" (6.08m) into doorway recess x 8'10" (2.70m) max

Bedroom Two 14'2" (4.33m) x 8'10" (2.70m) max

Bedroom Three 11'4" (3.45m) x 7'5" (2.27m) max

Bedroom Four 10'2" (3.10m) x 6'7" (2.00m) max

Family Bathroom

Tenure - Freehold

EPC Rating - C

Council Tax Band - D

**Agent Notes - Draft Copy of Particulars.**

The photos used in the marketing are from pre tenancy to respect the current tenants privacy, but in our opinion represent a fair reflection of the condition of the property.

**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.

