



Connells

Cooks Close  
Salisbury



### Property Description

Connells bring to the market this three bedroom semi-detached house in Cooks Close, Salisbury.

The property comprises of an entrance hall, lounge and kitchen diner on the ground floor. On the first floor are three bedrooms and a bathroom. There is off road parking for two vehicles at the side of the property. There is a small, grassed front garden and an enclosed rear garden with patio, lawn and shed.

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Cooks Close is situated just off the A360 and within easy reach of the city centre ( 3.1 miles approx). There are regular bus services into the city. The medieval city of Salisbury offers a range of entertainment, cultural and shopping facilities. There is a twice weekly charter market. Salisbury has good road and rail links to London, the south coast and West Country.

## Entrance Hall

## Lounge

12' 10" max x 12' max ( 3.91m max x 3.66m max )

Window to front, under stairs storage

## Kitchen Diner

10' 5" x 15' 6" ( 3.17m x 4.72m )

Fitted kitchen, built in oven, central heating boiler,

## Landing

Access to loft space

## Bedroom One

7' 7" x 12' 1" ( 2.31m x 3.68m )

Window to front, two storage spaces

## Bedroom Two

10' 7" x 8' 7" ( 3.23m x 2.62m )

Window to rear

## Bedroom Three

6' 7" x 6' 7" ( 2.01m x 2.01m )

Window to rear

## Bathroom

4' 11" x 8' 8" ( 1.50m x 2.64m )

Window, bath tub and shower, toilet and sink

## Outside

Driveway parking for two cars

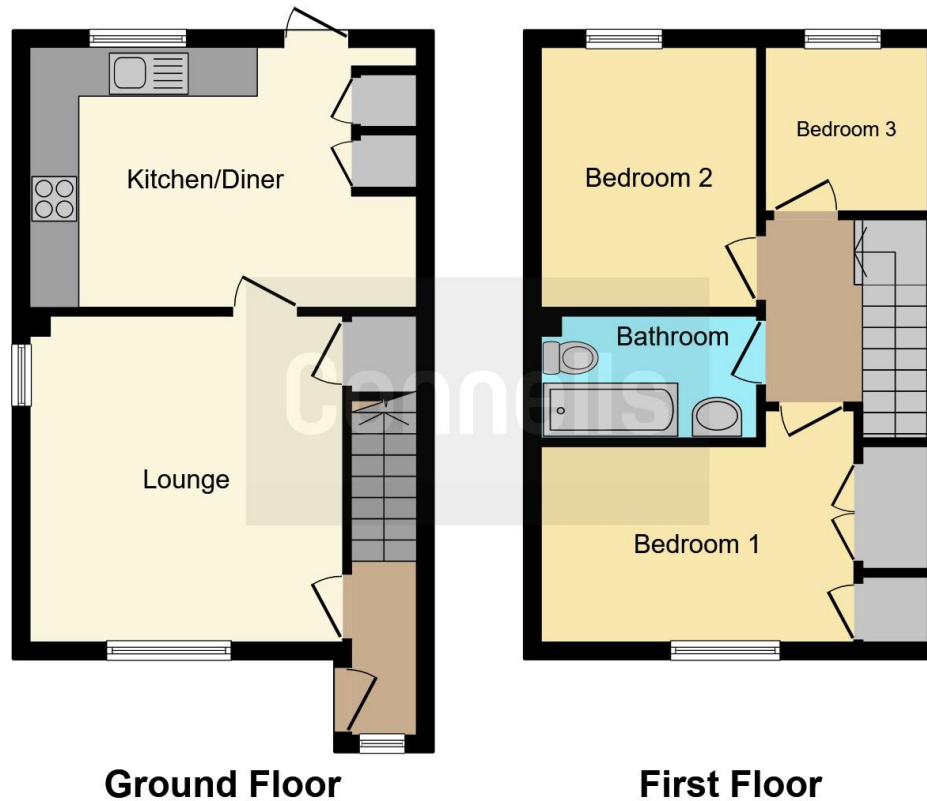
## Rear Garden

Enclosed by fencing, patio, lawn and shed









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL307051](http://connells.co.uk/Property/SAL307051)**



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