



**Connells**

Castle Well Drive  
Old Sarum Salisbury



## Property Description

Connells bring to the market this well-presented semi-detached house in Castle Well Drive, Salisbury. The property comprises of an entrance hall, lounge, kitchen diner and cloakroom on the ground floor, On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The property has a small front garden, a rear garden, a driveway and garage. Castle Well Drive is situated in Old Sarum and is approximately 10 minutes by car to the railway station. There are regular bus services from Old Sarum into the city centre.

The city of Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the South Coast.

## Entrance Hall

Radiator, storage cupboard

## Cloakroom

Double glazed window, WC, hand wash basin, tiled

## Lounge

15' 7" x 15' 11" ( 4.75m x 4.85m )  
Irregular shaped room, double glazed windows to front, double glazed door to rear, garden, three radiators, carpet flooring

## Kitchen Diner

15' 7" x 9' 11" ( 4.75m x 3.02m )  
Double glazed window to front, fitted kitchen with wall and base units, sink & draining board, integrated appliance: cooker & hob, washing machine, dishwasher & fridge freezer, fitted blinds, double glazed patio doors to rear garden, radiator, tiled flooring.

## Landing

Double glazed window to rear.

## Loft

Fully boarded loft space

## Bedroom One

9' 11" x 12' 1" ( 3.02m x 3.68m )  
Double glazed window to front, carpet flooring, radiator, door to en-suite

## En-Suite

WC, hand wash basin, shower cubicle, radiator, tiled floor, fitted blind

## Bedroom Two

15' 6" max x 7' 10" max ( 4.72m max x 2.39m max )  
Irregular shaped room, two double glazed windows to front, carpet flooring, radiator

### Bedroom Three

10' 11" max x 7' 6" ( 3.33m max x 2.29m )  
Irregular shaped room, double glazed window to rear, fitted blind, carpet flooring, radiator

### Bathroom

Double glazed window to front, WC, hand wash basin, bath with overhead shower and shower screen, tiled floor, heated towel rail, part wall tiled

### Front Garden

Path to front door, gravelled area with established hedges

### Rear Garden

Enclosed by fencing, small patio, good sized decking area, lawn area

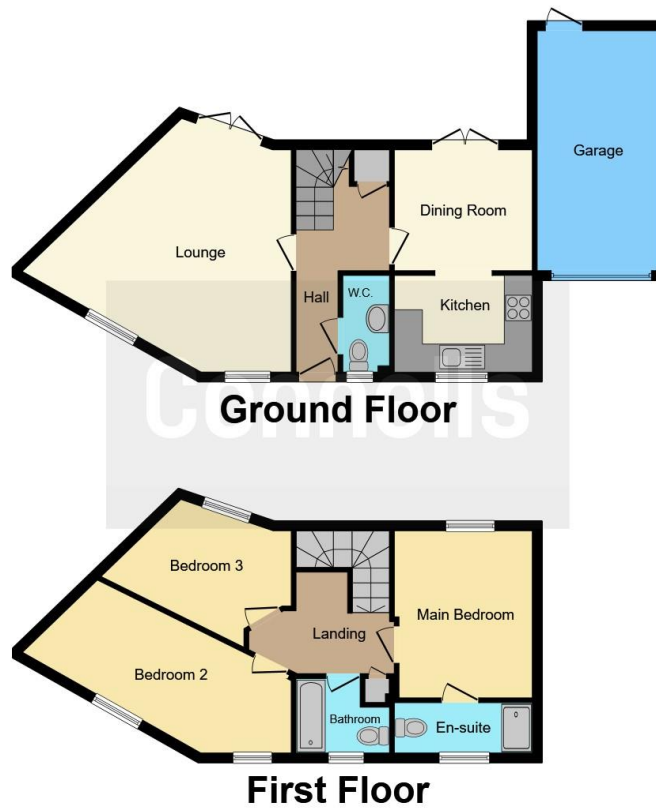
### Garage & Driveway

Driveway parking for one car. Garage with lighting, some overhead storage, rear door to garden









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: SAL304913 - 0004