







### Property Description

Offering to the market this semi-detached house in Roman Road, Salisbury. Benefiting from NO ONWARD CHAIN, this traditional style property offers a lounge, kitchen, utility room, conservatory and cloakroom on the ground floor. On the first floor are three bedrooms and a bathroom. There are front and rear gardens, off road parking for one car plus a garage.

Roman Road is situated in a popular residential area approximately 1.7 miles from the centre of Salisbury and is well served by regular bus services. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



## Lounge

13' 4" x 11' 11" ( 4.06m x 3.63m )

Dual aspect - window front aspect, patio doors rear aspect

## Kitchen

11' 6" x 5' 9" ( 3.51m x 1.75m )

Comprising wall and base units with work surfaces over, stainless steel sink drainer, built in double oven, gas hob, spaces for dishwasher and fridge freezer, central heating boiler. Side aspect.

## Conservatory

9' 7" x 10' 3" ( 2.92m x 3.12m )

## Utility Room

6' 3" x 3' 4" ( 1.91m x 1.02m )

## Cloakroom

Comprising wash hand basin, WC, heated towel rail. Side aspect.

## Landing

Doors to bedrooms and bathroom.

## Bedroom One

11' x 10' 11" ( 3.35m x 3.33m )

Fitted wardrobe. Front aspect.

## Bedroom Two

12' x 9' 9" ( 3.66m x 2.97m )

Fitted wardrobes. Rear aspect.

## Bedroom Three

8' 9" x 7' ( 2.67m x 2.13m )

Built in wardrobe. Rear aspect..

## Bathroom

Comprising panel enclosed bath with shower over and glass shower screen, wash hand basin in vanity unit, WC, built in corner cupboard. Front aspect.

## Outside

## Front Garden

Walled front garden with lawn and shrubs. Driveway parking for one vehicle. Gate to rear garden.

## Rear Garden

Garden enclosed by fencing and wall. Lawn area with mature shrubs, path to rear with gated access to the garage.

## Garage & Storage Shed

22' 2" x 8' 4" ( 6.76m x 2.54m )

Garage to the rear of the property, accessed via side door in the garden and up and over door. Vehicle access to the garage is via Folly Lane













To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D    Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL307444](https://connells.co.uk/Property/SAL307444)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SAL307444 - 0006