



**Connells**

Woodstock Road  
Salisbury





### Property Description

Offering to the market with no onward chain, this traditional mid-terraced house in Woodstock Road, Salisbury. The property has a lounge, dining room and kitchen plus cloakroom on the ground floor. The first floor offers master bedroom with en-suite shower room, two further bedrooms and a family bathroom. The front of the property has a driveway and to the rear is an enclosed garden with room for relaxing and entertaining.

Woodstock Road is located in the city centre with easy access to all that the historical city has to offer which includes but is not limited to 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.



## Entrance Hall

Door to lounge

## Lounge

25' 10" into bay x 13' 7" inc stair well ( 7.87m into bay x 4.14m inc stair well )

Feature fireplace, bay window to front and window to rear. Stairs to first floor landing.

## Kitchen

12' 9" x 8' 6" ( 3.89m x 2.59m )

Comprising wall and base units with work surfaces over, stainless steel drainer sink unit with mixer taps, spaces for cooker, fridge/freezer, washing machine, dishwasher and tumble drier. Side aspect, door leading to the garden, open plan to dining room and lounge.

## Dining Room

14' 6" max x 7' 8" max ( 4.42m max x 2.34m max )

French doors to garden, door to cloakroom

## Cloakroom

Wall mounted wash hand basin with mixer tap and WC.

## Landing

Doors to bedrooms and bathroom, airing cupboard, down lighter spots and loft access.

## Bedroom One

13' 7" x 11' 1" ( 4.14m x 3.38m )

Front aspect.

## En-Suite

Comprising double shower cubicle with rain shower, wall mounted wash hand basin, WC, heated towel rail.

## Bedroom Two

14' 7" x 7' 8" ( 4.45m x 2.34m )

Rear aspect.

## Bedroom Three

8' 1" x 7' 11" ( 2.46m x 2.41m )

Rear aspect.

## Bathroom

Comprising panel enclosed bath with shower over and glass shower screen, concealed cistern WC and inset wash hand basin in vanity unit with storage cupboards, heated towel rail, side aspect.

## Rear Garden

Good sized garden with area of gravel leading to steps up to patio area, steps constructed of sleepers with planting areas, feature decorative patio leading to lawned and path to rear of the garden. garden enclosed by fencing and mature hedges.

## Outbuilding

13' 11" x 12' 3" ( 4.24m x 3.73m )

Timber framed construction with double door to front and rear, with a path leading to the front of the property.

## Parking

Driveway to the front of the property.



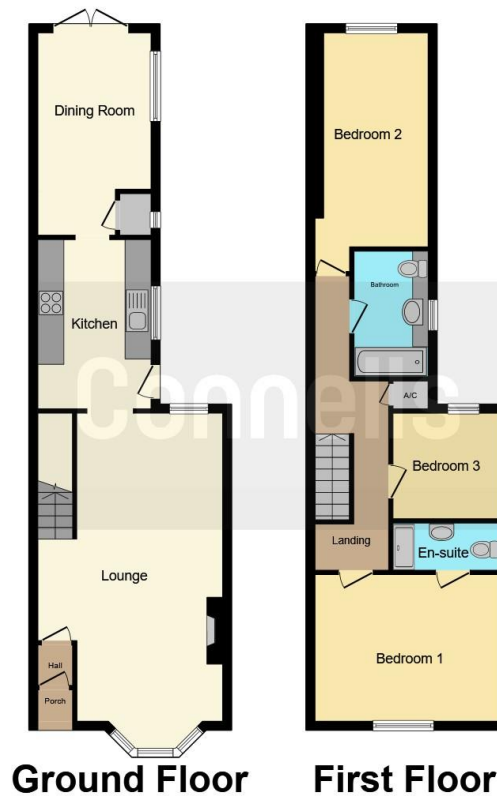












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**EPC Rating: Awaited**

Tenure: Freehold

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