



**Connells**

Avon Drive  
Alderbury Salisbury



# Avon Drive Alderbury Salisbury SP5 3TH

for sale  
**£260,000**



## Property Description

Offering to the market this semi-detached three bedroom house in Avon Drive, Alderbury. The property consists of a lounge, dining room and kitchen on the ground floor. On the first floor are three bedrooms and a bathroom. Externally there is a rear garden with a high degree of privacy and driveway for two cars.

The easily accessible village of Alderbury is conveniently situated about 4 miles southeast of Salisbury. The city has direct rail services to London Waterloo, Bristol and Southampton. Alderbury and the adjacent village of Whaddon benefits from a post office and village shop, public house, church, primary school, and tennis club. A wide range of shopping, entertainment and cultural facilities can be found in both Salisbury. There are excellent schools, both private and state, including the Cathedral School and Chaffin Grove prep schools, Godolphin School, and Bishop Wordsworth and South Wilts Grammar Schools.

## Kitchen

9' 1" x 12' 3" ( 2.77m x 3.73m )

Comprising of wall and base units with work surfaces over, one and a half bowl stainless steel sink drainer with mono block mixer tap, single oven with inset gas hob and extractor unit above, spaces for washing machine, dishwasher and fridge/freezer, rear aspect and door to rear garden.

## Entrance Hall

## Dining Room

15' 6" x 12' 4" ( 4.72m x 3.76m )

Stairs to first floor, doors to kitchen and lounge. Front aspect.

## Lounge

18' 11" x 9' 11" ( 5.77m x 3.02m )

Dual aspect: patio doors to garden and window front aspect.



## Landing

Doors to bedrooms and bathroom, storage cupboard.

## Bedroom One

10' 7" x 11' 4" ( 3.23m x 3.45m )

Built in wardrobe, front aspect

## Bedroom Two

12' 4" max x 9' 6" ( 3.76m max x 2.90m )

Rear aspect.

## Bedroom Three

9' 11" max x 13' maz ( 3.02m max x 3.96m maz )

Rear aspect.

## Bathroom

Comprising panel enclosed bath with shower over, wash hand basin, WC. Front aspect

## Outside

### Rear Garden

Garden enclosed by trees providing a good degree of privacy. Patio area adjacent to the house for relaxing and entertaining, lawned area, gated access to driveway via shared path.

### Front Garden

Border with mature shrubs and trees.

## Parking

Driveway for two cars.

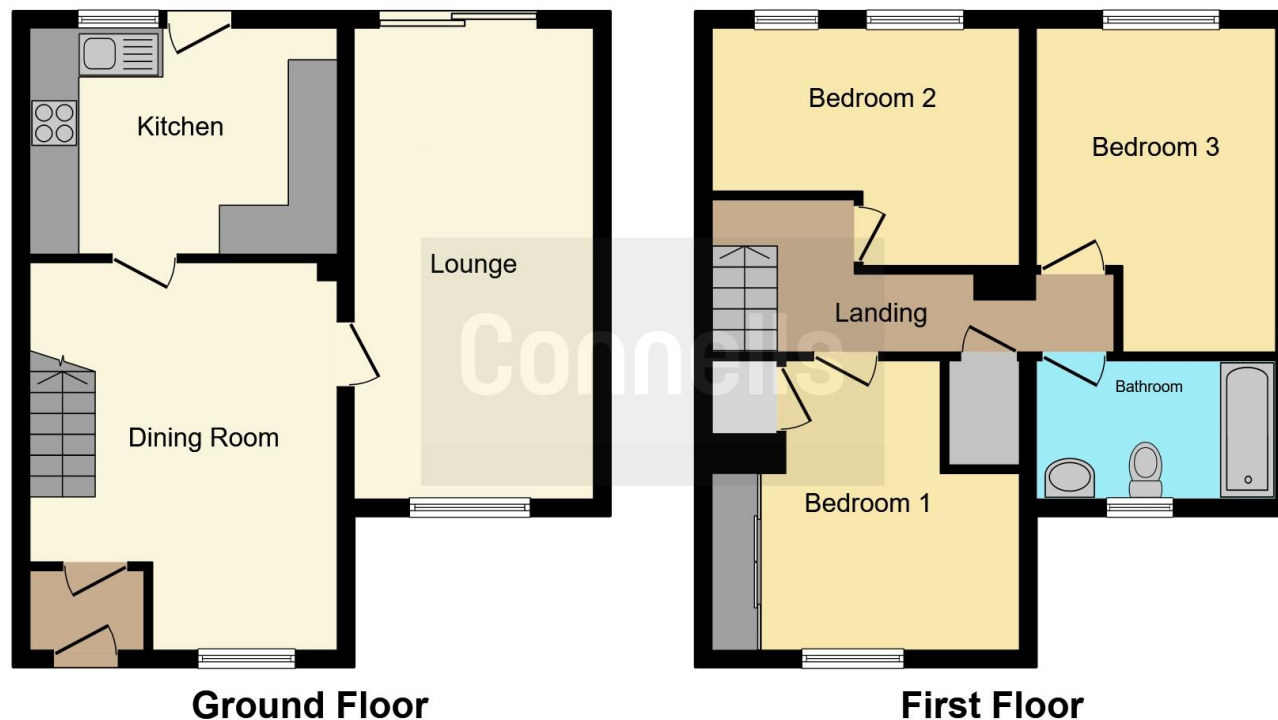












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D**

Tenure: Freehold

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