



**Connells**

Stanley Little Road  
Salisbury





## Property Description

Offering to the market, WITH NO ONWARD CHAIN, this semi-detached house in Stanley Little Road, Salisbury. The property comprises of an entrance hall, lounge, kitchen diner, utility room and toilet on the ground floor. The first floor has three bedrooms and a bathroom. To the rear is an enclosed garden and to the front is driveway parking for two cars. Ideal property for first time buyers.

Stanley Little Road is within easy access of the city centre via A36 (Wilton Road) and is approximately 1.7 miles from the railway station. 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

Doors to lounge, kitchen diner, three cupboards, stairs to first floor

## Lounge

15' x 11' 9" ( 4.57m x 3.58m )

Window front aspect

## Kitchen Diner

19' 7" x 9' 6" ( 5.97m x 2.90m )

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, raised and built in double oven and microwave, gas hob with extractor hood above, built in and concealed fridge and dishwasher, space for dining table and chairs. Dual aspect with windows to front and rear aspects,

## Utility Room

12' 4" x 7' 8" ( 3.76m x 2.34m )

Space for washing machine and tumble drier with work surface above, space for fridge freezer, double wall cupboard door and window rear aspect, door front aspect. Door to toilet.

## Landing

Doors to bedrooms and bathroom. Window front aspect.

## Bedroom One

10' 8" x 11' 5" ( 3.25m x 3.48m )

Built in wardrobes, Cathedral spire views from rear aspect.

## Bedroom Two

12' 6" x 9' 7" ( 3.81m x 2.92m )

Built in cupboards, water tank and airing cupboard, Cathedral spire views from rear aspect.

## Bedroom Three

8' 8" x 7' 11" ( 2.64m x 2.41m )

Window front aspect

## Bathroom

Comprising panel enclosed bath with shower above, pedestal wash hand basin, WC. Window side aspect.

## Outside

### Rear Garden

An attractive, southward facing, well tended garden enclosed by fencing and decorative brick blocks. Large patio for entertaining and relaxing with inset pond and greenhouse. Views of countryside and the Cathedral spire, low brick wall with two in built planters contained mature shrubs. Steps down to lawned area and garden shed.

### Driveway

Parking for two cars provided by block paved driveway with gravelled area to the side. Low boundary wall to side and front.



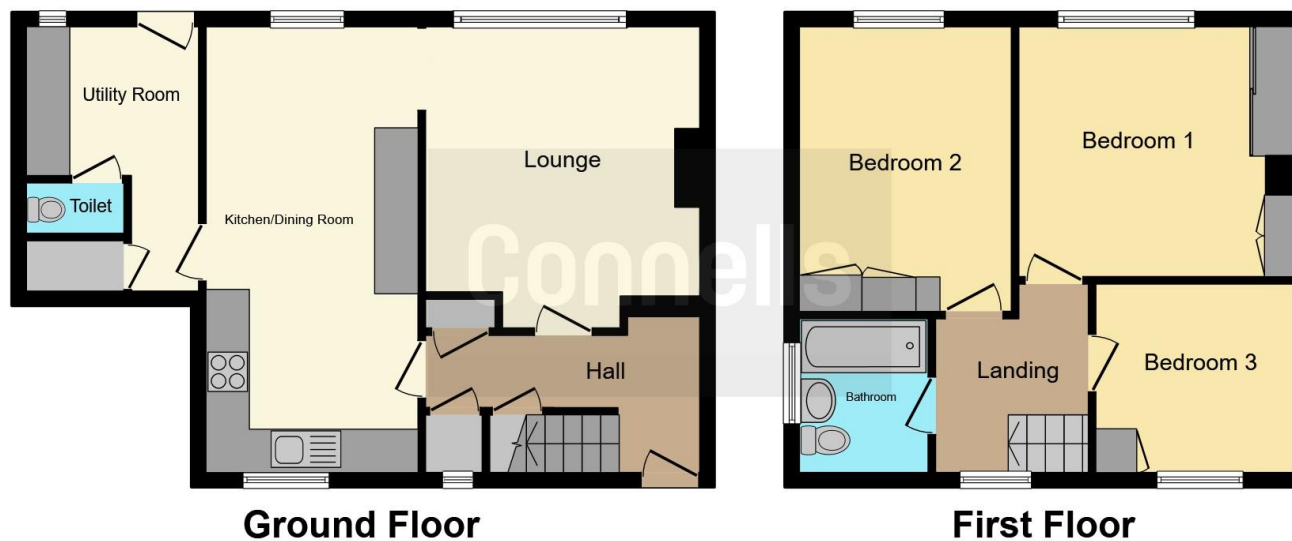












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL307792](http://connells.co.uk/Property/SAL307792)**



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: SAL307792 - 0004