



Connells

Ayleswade Road
Salisbury



Property Description

Offering to the market this well proportioned semi-detached house in Ayeswade Road, Salisbury. This well-presented property has been extended and offers a family room, dining room, lounge, kitchen, utility room and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Ayleswade Road is situated in the ever popular area of Harnham which is under a mile walking distance to the city centre.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Entrance Hall

Doors to family room, kitchen & lounge, under stairs storage cupboard. Stairs to first floor. Window side aspect.

Family Room

12' 10" max x 12' max (3.91m max x 3.66m max)

Fireplace, window front aspect, open plan to dining room

Dining Room

10' 7" x 10' 4" (3.23m x 3.15m)

Window front aspect.

Lounge

14' 10" x 10' 7" (4.52m x 3.23m)

Window side aspect, double door to garden, door to kitchen

Kitchen

10' 7" x 9' 3" (3.23m x 2.82m)

Comprising wall & base units with work surfaces above, built in oven & gas hob with extractor unit above, sink drainer with mixer tap, space for fridge freezer. Window rear aspect, door to utility room.

Utility Room

10' 1" x 6' 1" (3.07m x 1.85m)

Comprising spaces for washing machine and tumble drier with work surface above, window & door rear aspect, door to cloakroom

Cloakroom

Comprising WC & hand wash basin. Window rear aspect.

Landing

Doors to bedrooms & bathroom

Bedroom One

12' 1" max 11 x 11' 5" max (3.68m max 11 x 3.48m max)

Window front aspect

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

Window front aspect

Bedroom Three

8' 9" max x 8' 10" max (2.67m max x 2.69m max)

Fitted wardrobe, window rear aspect.

Bathroom

Comprising panel enclosed bath with shower above and glass shower screen, pedestal wash hand basin, WC . 2 windows rear aspect.

Outside

Rear Garden

Enclosed by fencing and with patio ideal for al-fresco dining, good size lawn, garden shed & greenhouse.

Side Garden

Enclosed by fencing, path to rear garden, lawned area with mature planting, wall trellis for climbing plants

Front Garden

Sloped lawn with access steps to side.

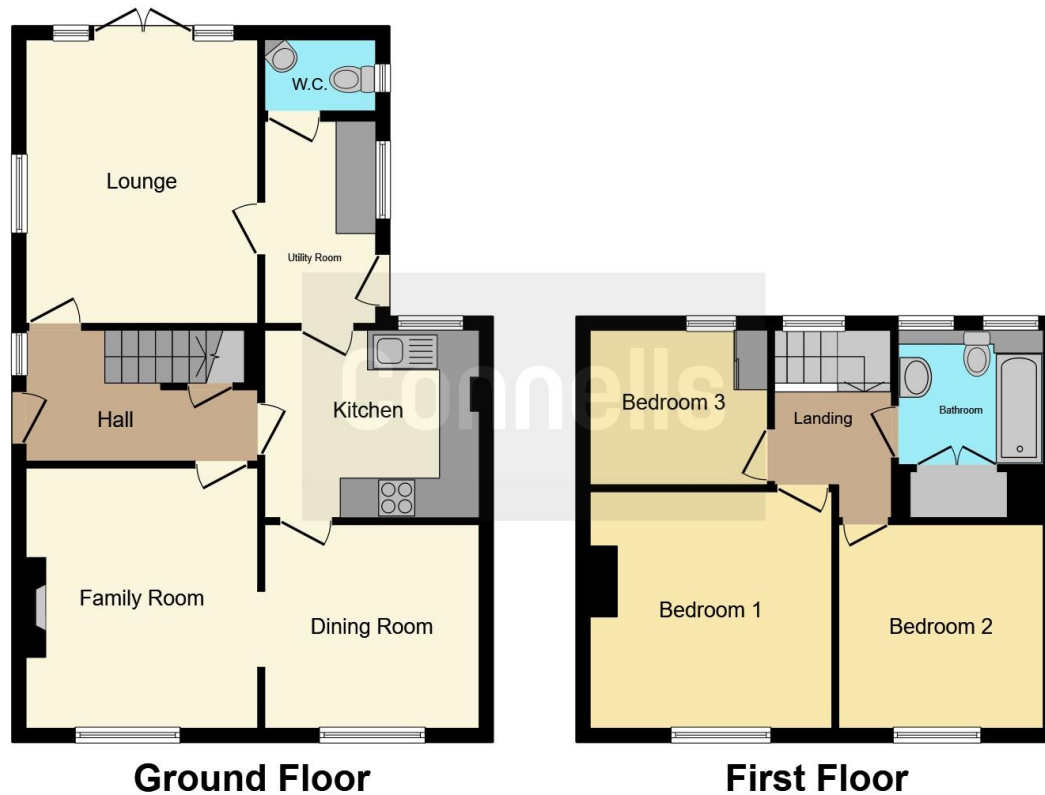
Parking

On street parking









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

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
 Salisbury SP1 3TS

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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