





Property Description

Offering to the market this well-presented semi-detached house in Ivie Place, Salisbury. This modern property, set over three floors has an entrance hall, lounge, kitchen/diner and cloakroom on the ground floor. The first floor has two bedrooms and the family bathroom. On the second floor is the master bedroom with en-suite shower room. There is a neat, enclosed rear garden and driveway parking to the front. Ivie Place is situated in the popular St. Peter's Place development which has a new primary school. There are regular bus services to and from the city centre which is just over 3 miles away.

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

Door to lounge

Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

Storage cupboard, window front aspect, door to lobby

Lobby

Doors to lounge, cloakroom and kitchen.
Stairs to first floor

Cloakroom

Comprising wash hand basin & WC

Kitchen/Diner

11' 7" x 7' 7" (3.53m x 2.31m)

Comprising wall and base units with work surfaces above, oven & hob with extractor hood above, sink/drainer with mixer tap, built in and hidden fridge freezer, washing machine & dishwasher. Window and door rear aspect

First Floor

Landing

Doors to bedroom two and three and bathroom, stairs to second floor

Bedroom Two

11' 9" x 8' 8" max (3.58m x 2.64m max)

Window rear aspect

Bedroom Three

10' 5" x 11' 9" (3.17m x 3.58m)

Window front aspect

Bathroom

Comprising panel enclosed bath with shower over and mixer tap, glass shower screen, wash hand basin with mixer tap, WC, heated towel rail

Second Floor

Landing

Small storage cupboard

Bedroom One

16' 9" max x 8' 4" (5.11m max x 2.54m)

Window front aspect, door to en-suite shower room

En-suite Shower Room

Comprising shower, pedestal wash hand basin with mixer tap, WC, heated towel rail .Skylight window.

Outside

Rear Garden

Enclosed by fencing, with lawn edged with shrub planted border, decking area for relaxing and entertaining, side access gate.

Front Garden

Small planted area with slabbed path to front door and around to side access gate

Parking

Driveway parking at the front of the house









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: B Council Tax
 Band: D

Tenure: Freehold

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