







### Property Description

Offering to the market, WITH NO ONWARD CHAIN, this modern, well-presented semi-detached house in Sheppard Lane, Salisbury. The property has an entrance hall, lounge, kitchen/diner and cloakroom on the ground floor. The first has a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. The rear of the property has an enclosed garden which backs onto fields and driveway parking to the front. Sheppard Lane is situated in the popular St. Peter's Place development which has a primary school and regular bus services to and from Salisbury city centre.

The medieval city of Salisbury offers a range of amenities, these include, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, 2 cinemas, leisure centres and gyms and renowned state and private schools. These include Bishop's Wordsworth School & South Wilts Grammar School. There are direct rail links to London Waterloo, Bristol & Southampton.



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## Entrance Hall

Doors to lounge and cloakroom, stairs to first floor

## Cloakroom

Comprising wash hand basin with mixer tap and WC

## Lounge

14' 3" max x 12' 1" max ( 4.34m max x 3.68m max )

Storage cupboard, window front aspect

## Kitchen Diner

15' 2" x 8' 8" ( 4.62m x 2.64m )

Comprising wall and base units with work surfaces above, sink with mixer tap and work top drainer, oven with hob and extractor above, built in and concealed fridge freezer, dishwasher and washing machine. French doors to rear aspect

## Landing

Storage cupboard and loft access, doors to bedrooms and bathroom

## Bedroom One

9' 4" x 9' 5" ( 2.84m x 2.87m )

Window front aspect, door to en-suite

## En-Suite Shower Room

Comprising shower cubicle with rainfall and hand held attachments, pedestal wash hand basin with mixer tap, WC

## Bedroom Two

9' 2" x 7' 6" ( 2.79m x 2.29m )

Window rear aspect overlooking fields

## Bedroom Three

7' 6" x 5' 8" ( 2.29m x 1.73m )

Window rear aspect overlooking fields

## Bathroom

Comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, WC

## Outside

## Rear Garden

Garden enclosed by fencing with lawn and small patio, views of fields beyond rear fence.

## Parking

Driveway to the front.

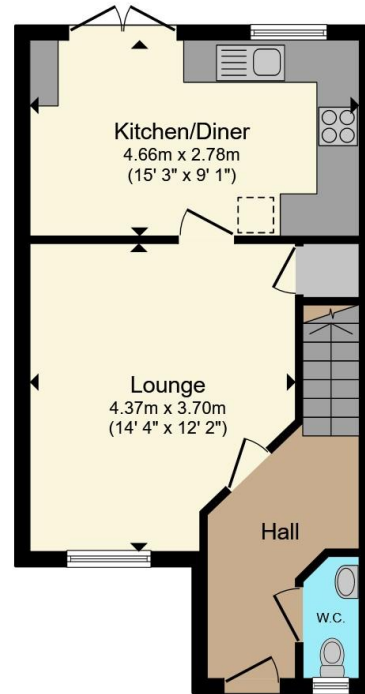




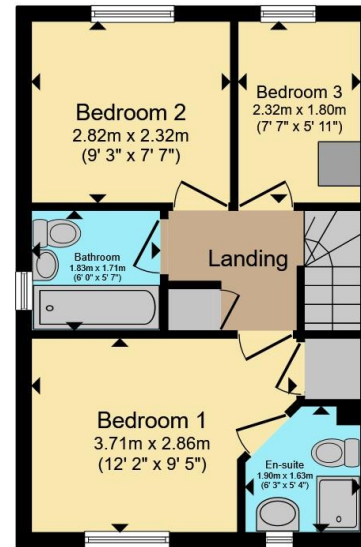








**Ground Floor**



**First Floor**

Total floor area 71.4 m<sup>2</sup> (769 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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Property Ref: SAL308001 - 0004