



Connells

Stanley Little Road
Salisbury



Property Description

Offering to the market this semi-detached house in Stanley Little Road, Salisbury. The property, which has been improved by the current vendor has a lounge, dining room, kitchen, utility and cloakroom on the ground floor. There are three bedrooms and a stylish bathroom. The property has a rear garden and further side aspect private patio plus driveway parking to the front. Ideal first time buyer property.

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 and kitchen, store cupboard, stairs to first floor

Lounge

13' 8" max x 11' 5" max (4.17m max x 3.48m max)

Fireplace feature with tiled hearth and mantle, window front aspect, open to dining room

Dining Room

9' 8" x 8' 9" (2.95m x 2.67m)

Window rear aspect open to kitchen

Kitchen

10' x 8' 8" (3.05m x 2.64m)

Comprising wall and base units with work surfaces above, stainless steel sink drainer with mixer tap, range cooker with extractor unit above, spaces for fridge/freezer and dishwasher. Window rear aspect. Open to utility room.

Utility Room

9' 8" x 4' 8" (2.95m x 1.42m)

Base unit, space for washing machine and tumble drier, window and door to rear aspect, door to patio

Cloakroom

WC

Landing

Storage cupboard, loft access, doors to bedrooms and bathroom

Bedroom One

11' 8" x 11' 7" max (3.56m x 3.53m max)

Built in double cupboards, window front aspect

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)

Store cupboard, window rear aspect.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

Fitted cupboard and drawers, window front aspect.

Bathroom

Comprising panel enclosed bath with mixer taps and shower above with glass shower screen, wash hand basin with mixer tap above fitted bathroom storage, WC and heated towel radiator,

Outside

Rear Garden

Garden enclosed by fencing with patio to the rear and lawn area. Further patio to the side with gate access to the front of the property.

Front Garden

Path and steps to front door, raised low maintenance beds with slate chippings.

Parking

Single car driveway







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: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307959



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL307959 - 0005