

Residential and Commercial Agents Residential Letting and Managing Agents

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# AN IMPOSING 1930S DETACHED HOUSE WITH SUBSTANTIAL, WELL PRESENTED ACCOMMODATION SET IN AN ELEVATED POSITION IN SOUGHT AFTER RESIDENTIAL AREA LOCATED WITHIN EASY REACH OF THE CITY CENTRE



# **39 Moberly Road, Salisbury, Wiltshire, SP1 3BZ** £985,000 FREEHOLD

These particulars are intended to give a fair description of the property. They do not however constitute an offer of contract. The vendor, his Agent John Jeffery of Salisbury and persons in their employ do not give any warranty whatsoever in relation to this property and all statements as to the property are made without responsibility. Any intending purchaser must satisfy himself as to the correctness of the particulars

## The Property:

Available with no onwards chain, this is an elegant detached property which has been extended to create a well arranged, light and spacious family home. The versatile accommodation comprising an imposing entrance hall, living room with doors to the garden, dining room, a 27ft family/garden room with access to a basement bomb shelter, a good sized kitchen breakfast room, home office, well fitted utility room and guest cloakroom on the ground floor and a master bedroom with an en-suite family bathroom, bedroom 2 with en-suite shower room, two further bedrooms and a shower room on the first floor and a large study on the second floor with sloping ceilings.

To the front of the property is a lawned garden, driveway parking for several vehicles and a car port. To the rear of the property is a large, fully enclosed garden which is mainly laid to lawn with a generous, partly covered patio which provides a secluded area for outside dining.

### The Situation:

Moberly Road is a highly sought-after residential road located just outside the Ring Road giving pedestrian access to a wealth of local facilities including Victoria Park with its tennis courts, the Castle Hill Country Park, Five Rivers Leisure Centre with gym and indoor pool, Old Sarum English Heritage site and a useful convenience store. There are excellent private and state schools nearby including South Wilts Grammar School, St Mark's C of E, Wyndham Park, Exeter House, Leehurst Swan and Chafyn Grove. Salisbury city centre can be reached on foot or by public transport and offers an extensive range of amenities including a twice-weekly charter market, play house and two multi-screen cinemas. Salisbury train station offers links to London (Waterloo) and the West Country. There are excellent road links to London, Southampton, Bournemouth and the New Forest.

VIEWING:	Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury.
<b>SERVICES:</b>	All mains services are connected to the property.
FLOOD RISK:	We are advised that the Flood Risk is "No Risk".
<b>COUNCIL TAX:</b>	The Local Authority has advised that the property falls within Band E.
<b>POSSESSION:</b>	Vacant possession upon completion of the sale. The Vendor is not in a chain.
EPC:	https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2736-6420-2505-8615

The property is approached across a pavioured driveway leading to a front door with glazed insets to:

ENTRANCE <u>PORCH</u> :	Tiled floor, high level consumer box, timber door with etched glass panels to			
ENTRANCE <u>HALL</u> :	Secondary glazed window to side elevation, radiator, doors to sitting room, dining room, kitchen/breakfast room, guest cloakroom and stairs to first floor with cupboard below;			
LIVING ROOM:	7.17m x 3.83m (23'08 x 12'07) Bi-fold doors to garden, windows to side elevation, wood burning stove, radiators, picture rail.			
DINING ROOM:	5.25m x 3.83m (17'04" x 12'07) Windows to front and side elevation, chimney recess, wood laminate flooring.			
KITCHEN/ <u>B/FAST ROOM</u> :	5.86m x 3.43m (19'04" x11'04") at best Window to side elevation; glazed doors to garden; fitted with French Oak base and wall units, inset Belfast sink with mixer tap, integrated fridge, space for Aga style cooker with chimney extractor hood over, door to deep, shelved larder cupboard, tiled floor, door to:			
UTILITY/ <u>OFFICE</u> :	5.58m x 3.95m (18'03" x 13'0") including office Door to front; window to front elevation, door to garden, fitted with range of matching base and wall mounted units, inset one and a half bowl sink with drainer and mixer tap, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a tumble dryer, space for fridge/freezer, office area fitted with "L" shaped work surface, tiled floor, door and steps down to:			

FAMILY/<br/>GARDEN ROOM:8.3m x 3.72m (27'04" x 12'03")Windows and doors to garden, wood burner, wood laminate flooring, access hatch to under<br/>floor bomb shelter.

**<u>CLOAKROOM</u>**: Window to front elevation, wall mounted wash hand basin, low level wc.

#### FIRST FLOOR

**LANDING:** Doors to all bedrooms and shower room, door to airing cupboard, stairs to second floor, door to:

**INNER HALLWAY**: Door to family bathroom, door to:

- MASTER5.25m x 2.8m (17'04 x 9'04") excluding wardrobesBEDROOM:Window to rear elevation overlooking the garden, extensive range of fitted wardrobes and<br/>matching bedside cabinets, access hatch to loft space.
- **<u>BATHROOM</u>**: Two obscure glazed windows to side elevation, double cupboard housing the Valiant gas fired boiler, white suite comprising a bath, low level wc and wall mounted wash hand basin, walk-in shower, shaver point, tiled flooring, tiled splashbacks, recessed spot lights, extractor fan.
- **BEDROOM 2:** 5.47m x 3.92m (18'0" x 12'10") Windows to front and side elevation, range of fitted wardrobes, picture rail; door to en-suite shower/wet room with motion detecting recessed lighting, shower, wash hand basin, low level wc, heated towel rail, tiled floor and walls.
- **BEDROOM 3:** 4.8m x 3.92m (16'07" x 12'10") Windows to rear elevation overlooking the garden, picture rail.
- **<u>BEDROOM 4</u>**: 2.45m x 2.8m (8'02" x 9'04") Window to front elevation; useful storage recess, picture rail.
- SHOWER/WETMotion detecting recessed lighting, shower, wash hand basin, low level wc, heated towel<br/>rail, tiled floor and walls.

#### SECOND FLOOR

**<u>STUDY</u>:** 2.9m x 5.27m (9'09" x 17'07") with sloping ceilings Double glazed Velux window, opening to area housing the hot water cylinder.

## OUTSIDE

To the front of the property is a lawned garden and a pavioured driveway providing ample parking for several vehicles and a single car port. To the rear of the property is a fully enclosed, mature garden which is mainly laid to lawn with well stocked beds and borders, a garden shed and green house. Immediately behind the house is secluded patio offering a high degree of privacy. There is an outside tap and power point.













MORTGAGE	We will be happy to assist	with your	mortgage if required.	Our mortgage advisors are able to offer
SERVICES:	personal, independent and confi	idential advice	from various schemes cu	arrently available.

We would like to point out to potential buyers that these property details have been prepared as a general guide. The services, appliances and fittings have not been tested, and room sizes given should not be relied upon for carpets and furnishings

March/25

NOTE:

#### VIEW OUR PROPERTIES ON THE INTERNET AT WWW.RIGHTMOVE.CO.UK AND WWW.ONTHEMARKET.COM

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