

Residential and Commercial Agents Residential Letting and Managing Agents

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A WELL PRESENTED, LIGHT AND BRIGHT, THREE BEDROOM SEMI-DETACHED HOUSE WITHIN THIS FAVOURED RESIDENTIAL CUL-DE-SAC OFFERING EASY ACCESS TO THE A36 AND THE CITY CENTRE WITH OFF STREET PARKING AND GOOD SIZED REAR GARDEN



8 Milford Park, Salisbury, Wiltshire, SP1 2RZ £425,000 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:

Situated in a quiet residential cul-de-sac this property has been modernised and the former garage converted to a Study/Family Room to provide a light and bright, well arranged, family home. The ground floor comprises a dual aspect living/dining room, a versatile study/family room/guest bedroom, well fitted kitchen and cloakroom. There are three bedrooms and a modern bathroom on the first floor. The house benefits from UPVC double glazing, gas fired central heating, solar panels, a B Energy Rating Score, excellent storage, off street parking and a good sized, west facing, mainly lawned, enclosed rear garden.

The Situation:

Milford Park is a popular cul-de-sac situated near to the City Centre but offering extensive countryside walks. The City Centre offers an excellent range of amenities which include numerous pubs and restaurants, supermarkets, multi-national stores and interesting independent shops, a twice-weekly charter market, play house and two multi-screen cinemas. Salisbury boasts a wide selection of schools both in the private and state sector including Bishop Wordsworths and South Wilts grammar schools. The nearby A36 also gives access to Southampton, Romsey and the New Forest National Park whilst Salisbury train station offers links to London (Waterloo) and the West Country.

VIEWING: Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury.

SERVICES: All mains services are connected to the property. **FLOOD RISK:** We are advised that the Flood Risk is "Low".

COUNCIL TAX: The Local Authority has advised that the property falls within Band E. Vacant possession upon completion of the sale. The Vendor is not in a chain.

EPC: https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2453-7440-2495-3961

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

ENTRANCE

HALL: Radiator, stairs to first floor with cupboard under, doors to all rooms.

LIVING ROOM/ 6.93m x 3.71m (22'09 x 12'01)

<u>DINING ROOM</u>: Windows to side elevation, French doors to garden with adjacent glazed panels, two double

panel radiators, stone fire place and hearth with inset living flame gas fire.

KITCHEN: 4.11m x 2.26m (13'06" x 7'05")

Window to rear elevation over looking the garden, half glazed door to garden, radiator, fitted with a range of base and matching wall units (including one housing the Worcester gas boiler) with timber effect work surfaces and tiled splashbacks. Space for a fridge/freezer, built-in Zanussi electric oven, 4-ring Zanussi gas hob with chimney extractor over, integrated dish washer, space and plumbing for a washing machine, inset stainless

steel sink and drainer with mixer tap.

FAMILY ROOM: 5.15m x 2.38m (16'11" x 7'10")

Window to front elevation; radiator, access hatch to loft storage space.

CLOAKROOM: Obscure glazed window to front elevation; electric radiator with wall mounted control

panel, low level we with concealed cistern, recessed wash hand basin, cupboard housing the

consumer unit, recessed spot lights.

FIRST FLOOR

STAIRS ANDWindow to side on half landing, deep built-in airing cupboard housing the factory insulated hot water cylinder and immersion with shelving and central heating and hot water

programmer, door to built-in storage cupboard, access hatch to loft space, doors to all

rooms.

BEDROOM 1: 4.03m x 3.48m (13'03 x 11'05") excluding wardrobes

Window to front elevation, radiator, double doors to built-in wardrobe.

BEDROOM 2: 3.40m x 3.35m (11'02" x 10'08") plus door recess

Window to rear elevation overlooking the garden, radiator, double doors to built-in

wardrobe.

BEDROOM 3: 3.17m x 2.28m (10'05" x 7'06")

Window to rear elevation overlooking the garden, radiator, double doors to built-in

wardrobe.

<u>BATHROOM</u>: Obscure window to front elevation, heated towel rail, recently fitted bathroom suite

comprising a panelled bath with shower attachment and screen, low level we with concealed cistern, wash hand basin recessed into extensive range of fitted low level units, recessed

spot lights, extractor fan.

OUTSIDE

To the front of the property is parking for several vehicles, a gravelled area and flower borders. A pedestrian gate gives access to the **rear garden** which is fully enclosed and offers a good degree of privacy. There is a paved patio to the rear of the house, a good sized lawn, well stocked borders and a substantial **timber shed**. There are solar panels on the front and rear of the roof.



















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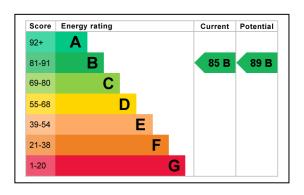




FIRST FLOOR APPROX. 50.7 SQ. METRES (545.4 SQ. FEET)



TOTAL AREA: APPROX. 111.0 SQ. METRES (1195.0 SQ. FEET)



MORTGAGE SERVICES:

We will be happy to assist with your mortgage if required. Our mortgage advisors are able to offer personal, independent and confidential advice from various schemes currently available.

NOTE:

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

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

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