



76 FIRS ROAD, FIRSDOWN, SALISBURY, WILTSHIRE, SP5 1SW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



76 FIRS ROAD, FIRSDOWN, SALISBURY, WILTSHIRE, SP5 1SW
PRICE GUIDE £595,000

76 Firs Road is an excellent detached family home offered for sale in immaculate condition throughout. The property sits centrally within a generous plot and is approached via a long private drive with multiple parking and access to an integral garage: there is sufficient space off the drive to accommodate a large detached double garage subject to obtaining planning consents. The large rear garden is predominantly laid to lawn and fully enclosed offering a high degree of privacy; there are two sunny seating areas and three garden sheds.

The accommodation is light and airy with a spacious welcoming reception hall, four reception rooms; the living room is double aspect with a wood burner, the study and family rooms could be used as bedrooms. The kitchen is large and well fitted with an extensive range of oak Cabinetry and oak edged worktops. There is also a good sized adjoining utility room with integral access to the garage.

The first floor offers three excellent bedrooms two of which are in excess of 20ft in length; the master bedroom has an extensive range of fitted furniture and an ensuite shower room, bedroom two has a useful second attic space above with a folding Slingsby-style staircase which has been used in the past as a play room.

The property is offered for sale in immaculate condition and is fully double glazed and centrally heated via an oil fired boiler to radiators.

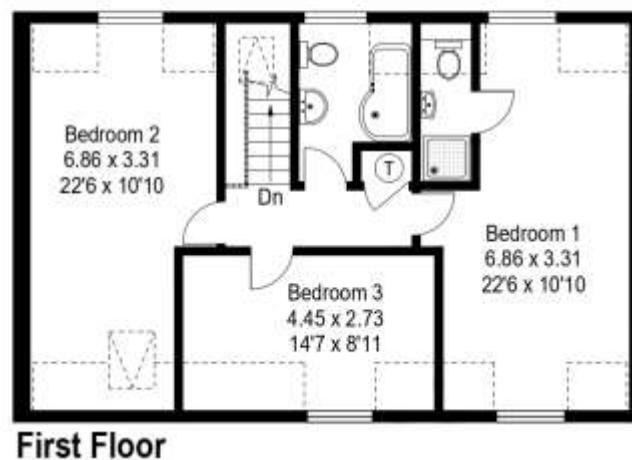
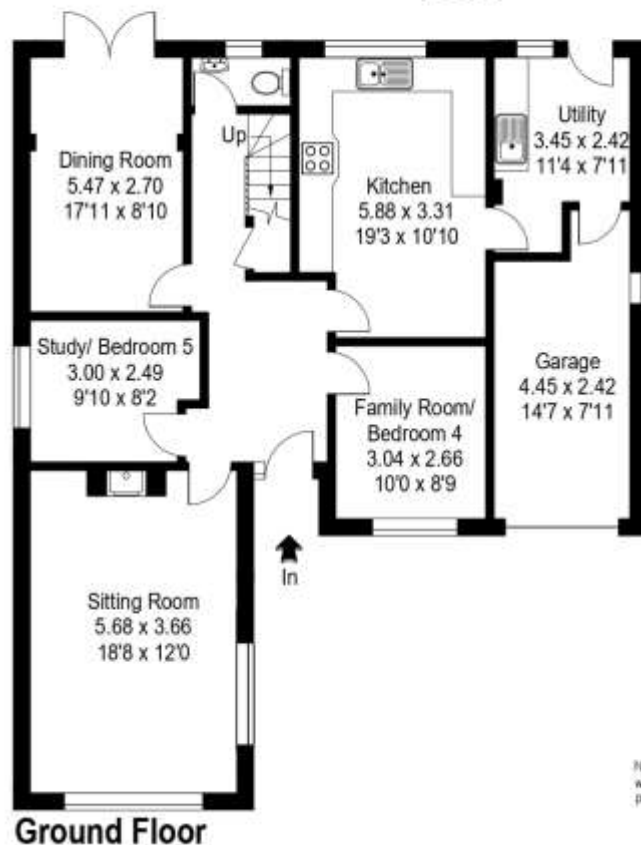
LOCATION: The semi-rural settlement of Firsdown is located some four miles to the northeast of Salisbury. The neighbouring villages of Pitton and Winterslow offer village stores/post office facilities, village schools and country pubs. The cathedral city of Salisbury offers a more comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, both state and private including two grammar schools and a college of further education. Salisbury has a mainline railway station, also stopping at Grateley, serving London, Waterloo and the West Country. Although a rural environment, access to the M3 and M25 is easily obtained via the A303 to the northeast and to Southampton via the A36/M27 to the south.



76 Firs Road, Firsdwn SP5 1SW

Approximate Gross Internal Area :- 195 sq m / 1883 sq ft

[---] = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS - 2020

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band E: £2,289.42 for year 2020/21. Mains electricity and water connected. Private drainage. Oil central heating. Fully double glazed.

DIRECTIONS: From the city of Salisbury proceed in a north easterly direction along the A30 London Road in the direction of Andover. After approximately 3.5 miles turn right into Firs Road just before The Haven, signposted Firsdown. Proceed down the hill and 76 Firs Road can be found on the left hand side clearly identified by the BAXTERS For sale sign.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref. 10561

