



Connells

Fairfield Road
SALISBURY

Fairfield Road
SALISBURY SP1 3NY

for sale offers in excess of
£280,000



Property Description

A two-bedroom semi-detached home situated in this established and sought-after location. Just a short walk from Hudson's Field and within easy reach of Salisbury city centre. The property features a driveway, enclosed rear garden, first floor bathroom and kitchen/dining room.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Entrance Porch

Door to the living room.

Living Room

18' 4" x 12' (5.59m x 3.66m)

Stairs to first floor landing, access to kitchen, feature fireplace with stone surround and tiled hearth.

Kitchen/ Dining Room

18' 3" x 7' 11" (5.56m x 2.41m)

Comprising wall and base units with worksurface over, sink and a half drainer unit with mixer taps, space for cooker unit with stainless steel hood over, space for two appliances under worksurface, rear aspect and door to rear garden.

First Floor Landing

Door to bathroom, bedrooms one and two.

Bedroom One

17' max x 8' 6" (5.18m max x 2.59m)

Built in triple wardrobe, dual front aspect.

Bedroom Two

12' max x 8' 4" max (3.66m max x 2.54m max)

Rear aspect.

Bathroom

Comprising a panel enclosed bath with shower over, pedestal wash hand basin and WC.

Outside

Rear Garden

This low maintenance private space offers a patio area leading from the rear doors with space for relaxing or entertaining. There is a pathway leading to the rear of the garden is currently lined by storage buildings and opens to a gravel area and steps to a walled raised section. Side access to front driveway.

Driveway

To the front of the property.

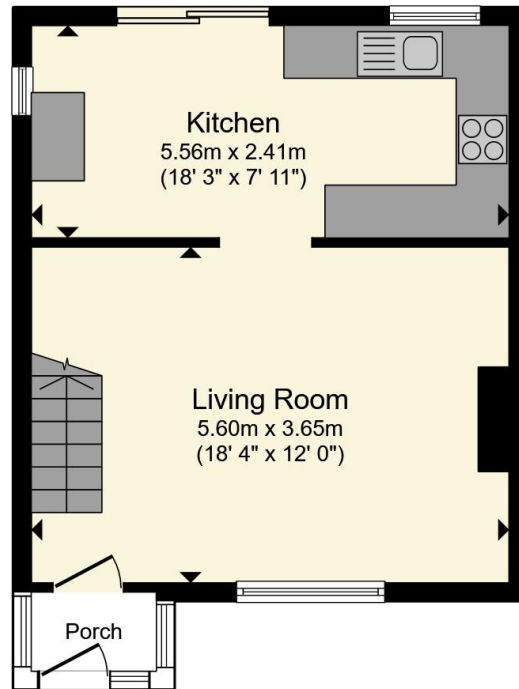
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

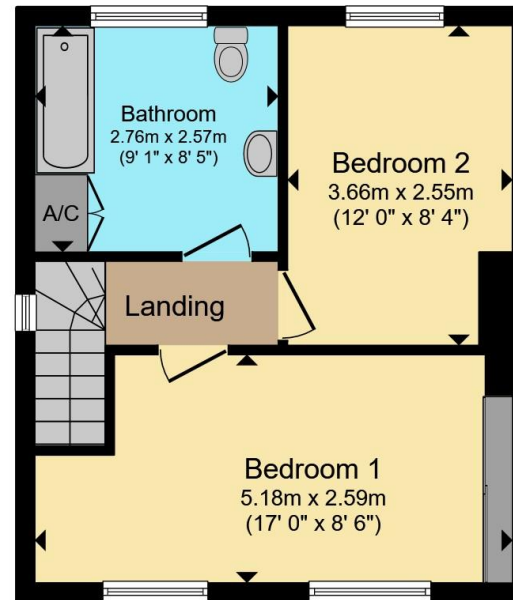








Ground Floor



First Floor

Total floor area 68.4 m² (736 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



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: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308460



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: SAL308460 - 0004