







### Property Description

Offering to the market this well-presented semi detached house in Hudson Road, Salisbury. The property, which has been modernised and refurbished by the current owners', has a lounge, kitchen, conservatory & bathroom on the ground floor. The first floor has three bedrooms and the second floor has the master suite with en-suite shower room and walk-in wardrobe. To the rear of the property is an enclosed, low maintenance garden designed for entertaining & relaxing. Hudson Road is situated in a popular & established residential area approximately 1.3 miles from the Salisbury. The area is well served by regular bus services and has local facilities including a leisure centre, supermarket & nature reserve nearby.

The property is in the catchment area for two sought after primary schools in Sarum St Paul's and Stratford Sub castle primary school and also offers easy access to South Wilts Grammar School and Salisbury's historic city centre which offers a range of shopping, entertainment and cultural facilities. Salisbury offers renowned state and private schools these include Bishop's Wordsworth School, Godolphin School, and Leehurst Swan. Salisbury also has direct rail links to London Waterloo, Southampton and Bristol



## Entrance Hall

Door to lounge & bathroom, stairs to first floor

## Lounge

15' max x 11' 11" ( 4.57m max x 3.63m )

Dual aspect with windows to front and side aspects. Entertainment wall.

## Kitchen

8' x 9' 1" ( 2.44m x 2.77m )

Comprising wall and base units with work surfaces above, sink drainer unit with mixer taps, spaces for cooker, fridge freezer and washing machine, windows and door to conservatory.

## Conservatory

8' 7" x 9' 1" ( 2.62m x 2.77m )

Glass roof, two walls half glass with door to side and rear garden.

## Bathroom

Comprising panel enclosed bath with mixer tap and shower with rainfall and handheld attachments, glass shower screen, wash hand basin set into vanity shelf, WC, heated towel radiator, window front aspect.

## First Floor

## Landing

Doors to bedrooms, storage cupboards, stairs to second floor.

## Bedroom Two

9' 2" x 8' ( 2.79m x 2.44m )

Built in wardrobe, window to rear aspect.

## Bedroom Three

9' 2" x 9' 3" ( 2.79m x 2.82m )

Under stairs storage, window front aspect.

## Bedroom Four

9' 2" x 5' 8" ( 2.79m x 1.73m )

Dual aspect with window to front and side.

## Second Floor

## Bedroom One

15' 7" x 15' max ( 4.75m x 4.57m max )

Two sky lights, windows to side and rear aspects, walk in wardrobe, open wardrobe, space for desk or table, opening to en-suite.

## En-Suite

6' x 6' 5" ( 1.83m x 1.96m )

Comprising large shower with rainfall and hand held attachments, shower screen, wash hand basin in wall hung vanity unit with mixer taps , concealed cistern WC, heated towel radiator, window rear aspect

## Outside

## Rear Garden

Low maintenance garden designed for relaxing and entertaining, enclosed by wall and fencing, patio adjacent to conservatory with room for garden furniture, artificial lawn, decking pathway to further patio with room for table and chairs, brick built BBQ, garden shed/bar, raised planters with mature shrubs. Gated access to front.

## Front Garden

Brick and fence boundaries, path to front door and open porch, raised planter with mature shrubs.

## Parking

Gravel driveway to the front.



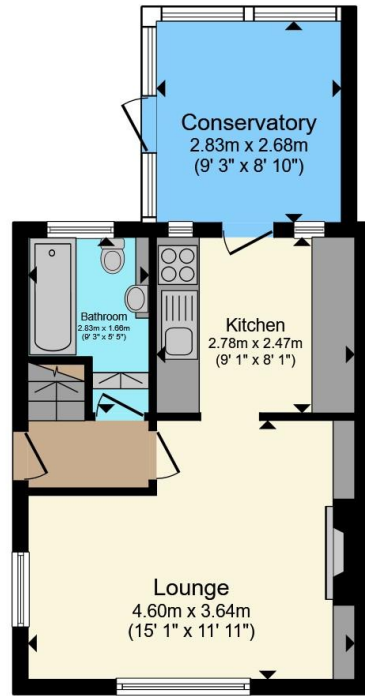




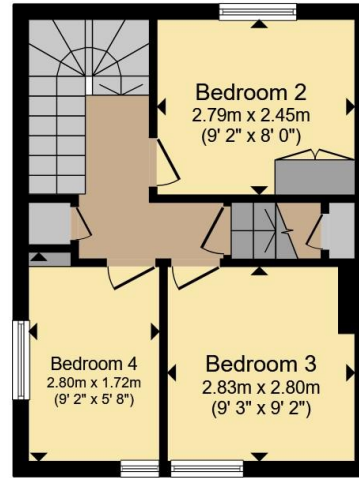








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 87.3 m<sup>2</sup> (940 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

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