

ESTATE AGENTS



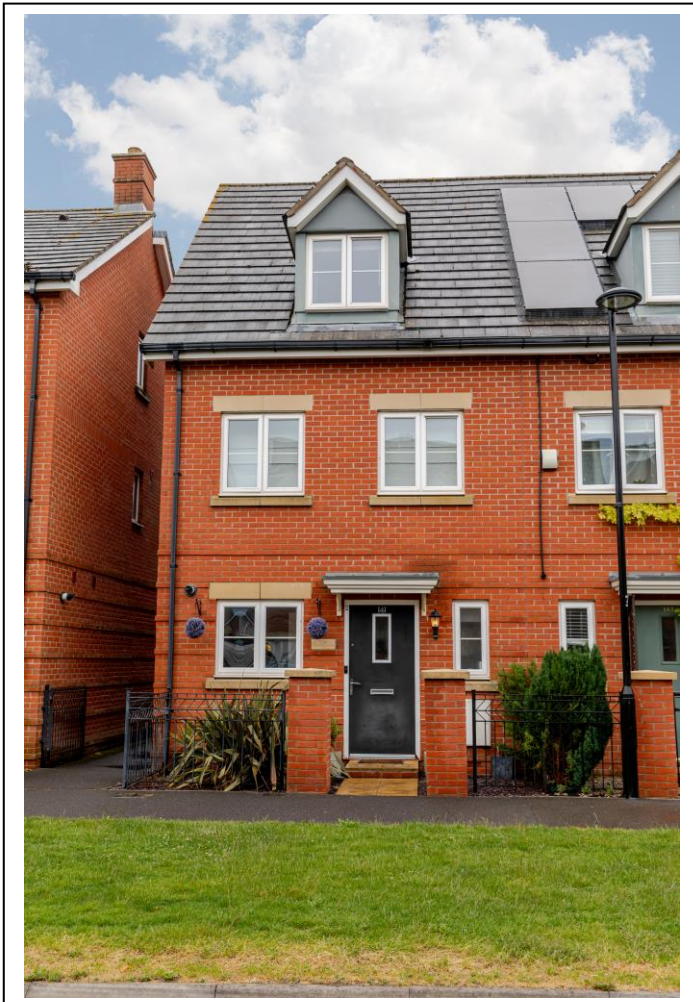
**John Jeffery
of Salisbury**

Residential and Commercial Agents
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**A PARTICULARLY WELL PRESENTED, MODERN, THREE
BEDROOM SEMI-DETACHED HOUSE LOCATED IN
POPULAR RESIDENTIAL AREA WITH ENCLOSED, LOW
MAINTENANCE GARDEN, GARAGE AND PARKING**



141 Sherbourne Drive, Old Sarum, Salisbury, Wiltshire, SP4 6FF

£364,950 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

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The Property:

This is a light and bright, particularly well presented, three storey semi-detached house providing comfortable family accommodation in a popular residential setting. The ground floor comprises an entrance hall, modern, well fitted kitchen with integrated appliances, living/dining room with double doors to the garden and a cloakroom. The first floor provides two well proportioned double bedrooms and a family bathroom whilst the master suite occupies the entire second floor with a good sized dressing area and an ensuite shower room.

The house benefits from UPVC double glazing, gas fired central heating, an attractive, fully enclosed, low maintenance rear garden, single garage and parking space.

The Situation:

The house is situated within the established residential area of Old Sarum located approximately two and half miles to the north east of the City Centre. Whilst having easy access to many local amenities including a General Store, primary school, various recreation/play areas and the surrounding countryside that provides excellent opportunities for walking, the City Centre is easily accessible with its wider range of shopping, dining and leisure facilities. The Cathedral City of Salisbury has a twice weekly charter market and a mainline railway station offering services to London (Waterloo) and the West Country.

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<u>VIEWING:</u>	Strictly by appointment with the Vendor's Sole Agents, John Jeffery of Salisbury, Tel: (01722) 335337.
<u>SERVICES:</u>	All mains services are connected to the property.
<u>COUNCIL TAX:</u>	The Local Authority has advised that the property falls within Band D.
<u>POSSESSION:</u>	Vacant possession upon completion of the sale.

The house is approached across a paved path to a canopied front door to:

ENTRANCE HALL: Radiator, stairs to first floor, door to living/dining room and cloakroom, door to:

KITCHEN: 3.71m x 2.28m (12'2" x 7'6")
Window to front elevation, radiator, fitted with range of wall mounted and base kitchen units, inset one and a half bowl sink and drainer with mixer tap; built-in AEG electric oven; inset 4-ring gas hob and extractor hood over; integrated fridge/freezer, integrated washing machine, tiled floor.

CLOAKROOM Obscure window to front elevation, radiator, white low level wc and pedestal wash hand basin.

LIVING/ DINING ROOM: 5.26m x 4.42m (17'3" x 14'6") at best
Double patio doors to garden; radiator, door to useful under stairs storage cupboard.

FIRST FLOOR

STAIRS & LANDING: Radiator, door to storage cupboard, stairs to second floor, doors to all rooms.

BEDROOM 3 (R): 4.42m x 2.77m (14'6" x 9'1")
Two windows to rear elevation overlooking the garden; radiator.

BATHROOM: Radiator; white bathroom suite comprising a panelled bath with shower attachment, low level w.c. and pedestal wash hand basin.

BEDROOM 2 (F): 4.42m x 3.28m (14'6" x 10'9") at best.
Two windows to front elevation; radiator.

SECOND FLOOR

LANDING: Door to:

BEDROOM 1 (F): 4.42m x 3.71m (14'6" x 12'2") at best with sloping ceiling.
Window to front elevation; radiator, opening to extensive dressing area with Velux window to the rear, radiator, door to airing cupboard and door to:

ENSUITE SHOWER ROOM: With sloping ceiling. Velux window to rear elevation, radiator, large walk-in shower, low level wc and pedestal wash hand basin. Access hatch to part boarded loft space.

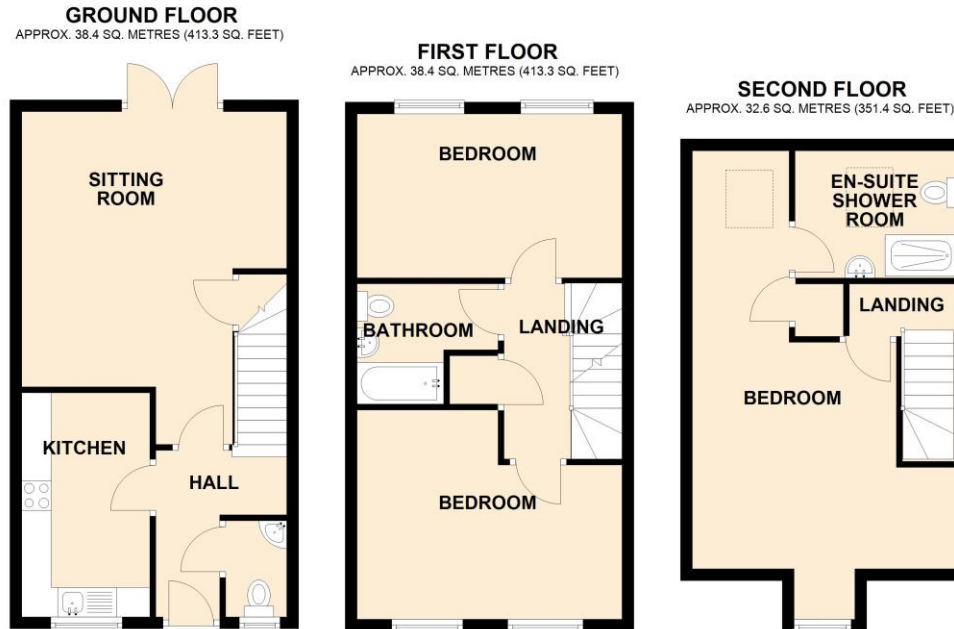
OUTSIDE

To the front of the property, either side of the entrance path, are two small, low maintenance garden areas. To the rear of property is a fully enclosed, well laid out garden measuring approximately 7.37m x 4.70m (24'2" x 15'5") which is tiered with a patio area immediately behind the house, an area of artificial grass and then a level of decking. A pedestrian gate gives access to the rear shared courtyard where there is a single garage with parking in front. A communal pathway gives pedestrian access to Sherbourne Drive.

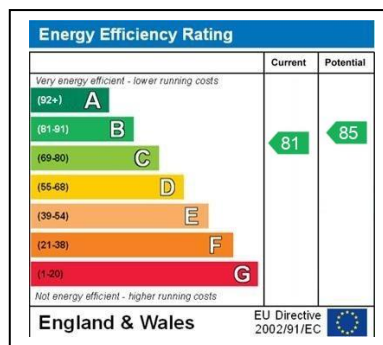
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DIRECTIONS

Head north from our office on the A345 going straight across the first mini roundabout and then take the second left off the Castle Street round. Continue out of the City until reaching the next roundabout and take the second exit off into Portway at the Beehive Park and Ride. Proceed along Portway, ignoring the first turning into Sherbourne Drive and turn left at the traffic lights into Sherbourne Drive where the property will be found a short distance along on the right hand side.



TOTAL AREA: APPROX. 109.4 SQ. METRES (1178.0 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.

June 26

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

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