



**Connells**

Queen Alexandra Road  
Salisbury





### Property Description

Offering to the market this well-presented semi-detached house in Queen Alexandra Road, Salisbury. The ground floor has an entrance hall, lounge and spacious kitchen diner with underfloor heating. On the first floor are three bedrooms and a modern shower room. To the rear is a enclosed garden with patio & lawn, and to the front a lawned garden plus driveway parking for one vehicle. There are also solar panels installed to this property. The property is situated in an established residential area approximately 1.7 miles from Salisbury city centre and railway station. There are a number of local facilities including a supermarket, pharmacy, junior & senior schools and a leisure centre.

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 Hall

Storage cupboard housing central heating boiler, stairs to first floor landing.

## Lounge

11' 5" excluding bay x 9' 9" ( 3.48m excluding bay x 2.97m )

Fireplace feature, bay window to front aspect.

## Kitchen/ Diner

17' 4" x 13' 1" max ( 5.28m x 3.99m max )

Kitchen area comprising wall and base units with work surfaces above, raised and built in double oven, inset hob unit with extractor above, sink/drainage unit with mixer taps, spaces for washing machine and fridge freezer, rear aspect and underfloor heating.

Dining area: Fireplace, room for dining table and chairs ,under stairs storage cupboard, patio doors to rear aspect.

## Landing

Loft hatch, side aspect.

## Bedroom One

Built in wardrobes, front aspect.

## Bedroom Two

10' 7" x 7' 8" ( 3.23m x 2.34m )

Rear aspect.

## Bedroom Three

8' 5" x 6' 9" ( 2.57m x 2.06m )

Rear aspect.

## Shower Room

Comprising walk-in shower with thermostatic shower rainfall and hand-held attachment, wash hand basin set into vanity storage unit with mirror above, concealed cistern Japanese WC, window front aspect.

## Outside

## Rear Garden

Patio adjacent to patio doors, with room for garden furniture and al-fresco dining, dwarf wall leading to lawn edged with fencing, path to rear, mature shrubs and trees offering a good degree of privacy.

## Front Garden

Laid to lawn with brick wall boundary, mature tree and shrubs. Side access gate.

## Driveway

Driveway parking for one vehicle



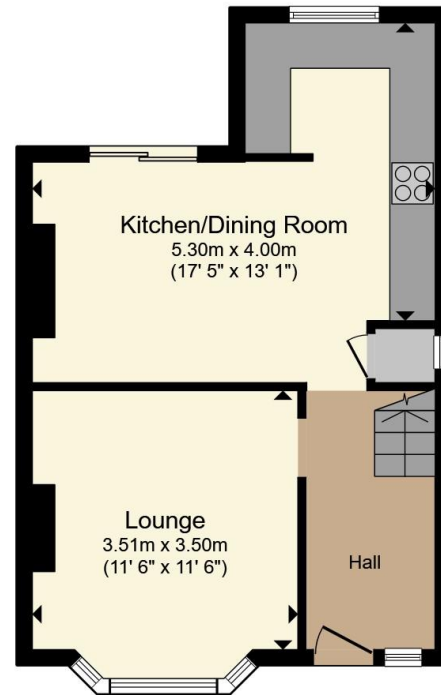




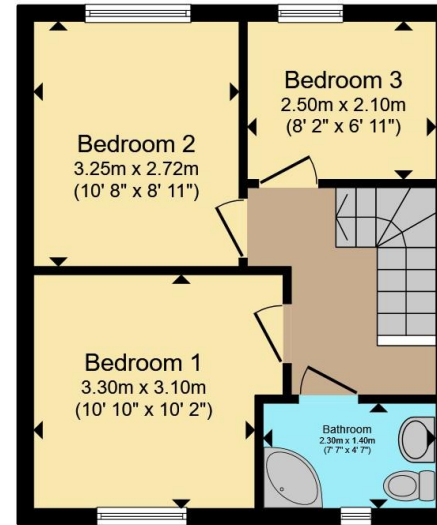








**Ground Floor**



**First Floor**

Total floor area 74.0 m<sup>2</sup> (796 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](http://www.propertybox.io)

**Connells**

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46-50 Castle Street  
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EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SAL308230](http://connells.co.uk/Property/SAL308230)**



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