



## 42 Australian Avenue

Salisbury, SP2 7JT

£750,000



A very substantial detached property offering extremely spacious and versatile accommodation. 42 Australian Avenue is an extended and greatly improved property which is currently used as a multi-generational family home, but has previously been used as a bed and breakfast. The extensive accommodation comprises reception hallway, 6.2m sitting room, snug, outstanding 8.45m living room with vaulted ceiling, two kitchens, utility room, five bedrooms, four bathrooms and cloakroom. The property also benefits from an integral garage as well as substantial and versatile 6.25m x 4.25m studio with huge potential (subject to planning). 42 Australian Avenue is double glazed with gas heating and is generally offered for sale in excellent order throughout, yet further scope exists to personalize. Located a short walk from a whole host of local amenities including shops, schools, takeaways, churches and bus stops, Salisbury city centre and railway station are also within walking distance. This is a very rare opportunity to acquire such a property which could accommodate a whole host of domestic needs, an internal viewing is essential.



## Directions

Proceed on the A36 Wilton Road turning right into Australian Avenue. Follow the road where number 42 can be found toward the top on your right hand side.

## Storm Porch

Original style stain glazed front door to:

## Reception Hall

Stairs to first floor, radiator and wooden style flooring.

## Sitting Room 20'4" x 11'5" (6.2m x 3.5m )

Double glazed bay window to front aspect and glazed doors to living/family room. Fireplace with tiled surround and wooden mantle, picture rail, radiator and wooden style flooring.

## Snug 11'5" x 10'11" (3.5m x 3.35m )

Double glazed bay window to front aspect, feature cast iron fireplace, radiator and wooden flooring.

## Living/Family Room 27'8" x 16'4" (8.45m x 5m )

Hugely impressive space with part vaulted ceiling with Velux window and bi-fold doors to rear garden, radiator and wooden style flooring. Door to:

## Storage Cupboard

Wall mounted Worcester gas boiler and electric heater.

## Cloakroom

Low level WC and vanity wash basin with part tiled walls.

## Kitchen One 11'5" x 8'10" (3.5m x 2.7m )

Matching range of gloss wall and base units with worksurface over. Space for range style cooker, American-style fridge freezer and dishwasher. Inset sink unit with mixer tap, tiled splashbacks and double glazed window to side aspect.

## Kitchen Two 13'1" x 7'6" (4m x 2.3m )

Matching range of gloss wall and base units with solid wood worksurface. Inset electric hob and oven, space for dishwasher and serving fridge. Inset Belfast sink with mixer tap, double glazed window to rear and rooflight, tiled splashbacks and wooden style flooring. Door to integral garage.

## Utility Room 9'2" x 6'10" (2.8m x 2.1m )

Matching range of wall and base units with work surface over. Plumbing and space for washing machine and tumble dryer. Double glazed door and Velux window to rear garden.

## Integral Garage 15'1" x 8'0" (4.6m x 2.45m )

Roller door to front and pedestrian door to kitchen two. Power and light.

## First Floor Landing

Expansive area with access to generous loft with great potential for conversion (subject to planning consent).

## Bedroom One 14'3" x 11'5" (4.35m x 3.5m )

Double glazed bay window to front aspect, radiator, built in triple wardrobe.

En-Suite – Refitted corner shower enclosure with 'wet-wall' splashbacks, push button WC, vanity basin. Heated towel rail.

## Bedroom Two 13'5" x 12'7" (4.11m x 3.85m )

Double glazed bay window to front aspect, picture rail and radiator.

## Bedroom Three 15'8" x 7'10" (4.8m x 2.4m )

Double glazed window to rear aspect and radiator.

En-suite – Refitted corner shower enclosure with tiled splashbacks, push button WC and pedestal sink. Obscure double glazed window to side, radiator.

## Bedroom Four 15'8" x 7'10" (4.8m x 2.4m )

Double glazed window to rear aspect, radiator and wall lights.

En-Suite – Refitted corner shower enclosure with 'wet-wall' splashbacks, push button WC and vanity sink unit. Obscure double glazed window and radiator.

## Bedroom Five 8'0" x 7'10" (2.45m x 2.4m )

Double glazed window to front aspect, radiator and picture rail.

## Family Bathroom

Refitted white WC, pedestal basin and contemporary freestanding bath. Tiled splashbacks, heated towel rail and obscure double glazed window.

## Outside

To the front of the house is an area of lawn with steps and pathway to front door. Driveway with car charging point.

The rear garden is a practical, flat and well enclosed garden with a sunny aspect. Well enclosed by wooden fencing. Paved patio area leading to an area of lawn, pedestrian path to screened storage area/shed and screened decked area and paved patio.

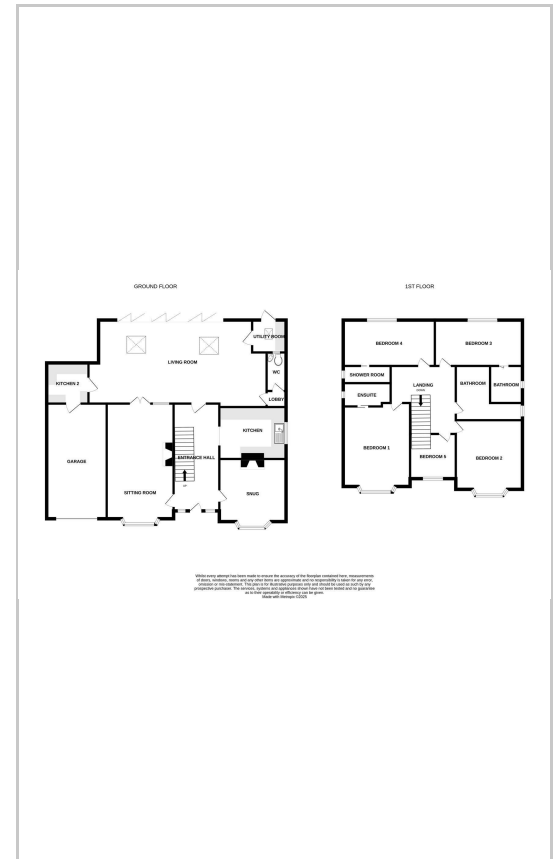
## Studio/Workshop 20'6" x 13'11" (6.25m x 4.25m )

This substantial pitched roof building holds huge potential for those looking for a home office/workspace, gym, or potential accommodation (subject to planning). Double glazed doors to front and double glazed door to side. Power and light.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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