



90 Avon Drive, Alderbury, Salisbury, SP5 3TH

£260,000 Freehold

## About The Property

The property is a well presented house with a conservatory extension and it is offered to the market with no onward chain.

The accommodation comprises an entrance hall with the stairs having an understair cupboard. There is a sitting/dining room with two TV points and sliding doors lead to the conservatory which has majority glazed elevations, a pitched perspex roof and French doors leading to the rear garden.

The kitchen has an attractive range of white fronted units with fully integrated appliances. There is an electric oven, a four ring hob and extractor, a dishwasher, washing machine, microwave and a fridge/freezer. The walls are attractively tiled and there are inset spotlights.

On the first floor, there are two double bedrooms, one of which has a fitted double wardrobe (also housing the gas boiler). There is also a shower room which has majority tiled walls and a contemporary white suite.

To the front of the property is a brick paved driveway providing parking for one car. To the rear is a low maintenance paved garden, fully enclosed with a rear access gate. The house and garden back on to woodland providing a private aspect. Further benefits include PVCu double glazing and gas central heating.

Avon Drive is centrally situated in the popular village of Alderbury which has good amenities including two shops (one of which is also a post office), a public house, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.



- Terraced house
- Two double bedrooms
- Sitting/dining room
- Fully integrated kitchen
- Conservatory extension
- FF shower room
- PVCu DG and gas CH
- Off road parking
- Garden backing on to woodland
- No chain



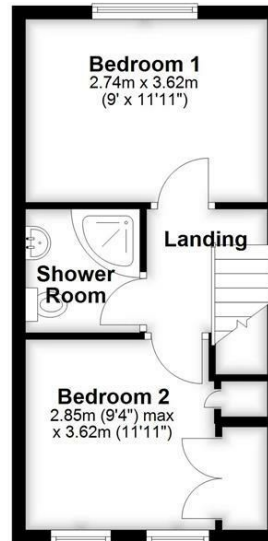


W  
WHITES

**Ground Floor**  
Approx. 38.0 sq. metres (409.2 sq. feet)



**First Floor**  
Approx. 27.7 sq. metres (298.0 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2172.84 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating with radiators

Directions: Leave Salisbury on the A36 and at the start of the dual carriageway turn right towards Alderbury. Upon entering the village turn left after approximately 1 mile into Avon Drive. Follow the road and bear left at the end. The property can be found on the right hand side.

What3words: ///talker.narrow.tucked

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	