



6 BOUCHERS WAY, SALISBURY,  
WILTSHIRE, SP2 8RW

PRICE: £245,000

McKILLOP  GREGORY  
ESTATE AGENTS

**AN EXCELLENT MODERN SEMI-DETACHED HOUSE WITH GARAGE AND PARKING LOCATED ON THE SOUTHERN EDGE OF THE CITY**

**DIRECTIONS:**

From Salisbury proceed south along Exeter Street over the roundabout keeping in the right hand lane and over onto New Bridge. Continue along here and straight over the next set of traffic lights and at the next mini roundabout branch left as though you are heading for Salisbury Hospital. Continue down here over the roundabout, up the hill towards the hospital and then turn right into Lime Kiln Way. Follow the road round until you see Bouchers Way on the right and you will then number six also on the right side.

**DESCRIPTION:**

This attractive modern semi-detached house was built in the 1980s of cavity brick elevations under a tiled roof. The house has the benefit of gas fired central heating as well as double glazing and is presented in good order with vacant possession available. On the ground floor there is a hall, cloakroom, living room and kitchen with two good sized bedrooms and bathroom on the first floor. Outside there is a garage to the side with two parking spaces adjacent, small front garden and side access to the rear garden which has a patio and lawn.



**LOCATION:** The property is located in a popular residential area on the southern edge of the city. There is a very good local supermarket and butchers and there is also an excellent bus service which runs between Salisbury Hospital and the city itself and this can be caught at the end of Lime Kiln Way. Harnham also has a good primary school, a church, public house and recreation ground. The centre of Salisbury itself is approximately one mile away with its further good facilities including a main line railway station, the Market Square, a good variety of shops and supermarkets and further schools.

The accommodation comprises:

**RECEPTION HALL:** With large cupboard and radiator.

**CLOAKROOM:** With WC, wash hand basin and radiator.

**LIVING ROOM:** 4.56m x 3.96m (14' 11" x 12' 11") With television aerial point, telephone point, two radiators, stairs leading off to first floor and doors to garden.

**KITCHEN:** 2.84m x 1.94m (9' 3" x 6' 4") With double bowl sink unit, drawers and cupboards below, further good range of base and drawer units with worktops over, Potterton boiler, AEG oven, gas hob with extractor, fitted wall cupboards, plumbing and drainage for washing machine, space for fridge/freezer and radiator.

**FIRST FLOOR LANDING:** With radiator and access to loft.

**BEDROOM 1:** 3.31m x 2.86m (10' 10" x 9' 4") With fitted wardrobes to one wall with glazed doors, radiator, television aerial point and airing cupboard with lagged hot water tank and immersion heater.

**BEDROOM 2:** 3.86m x 2.67m (12' 7" x 8' 9") (Maximum dimensions) With radiator.

**BATHROOM:** With panelled bath with shower attachment, separate Triton shower, wash hand basin, WC, radiator, part tiled walls, electric shaver point and extractor.



**OUTSIDE:** To the front of the house there is a small area of garden with path to the rear and here there is an area of lawn with patio. Adjacent to the house there is a GARAGE 5.36m x 2.70m (17' 7" x 8' 10") with up and over door, power and light laid on and there is parking for two cars adjacent.

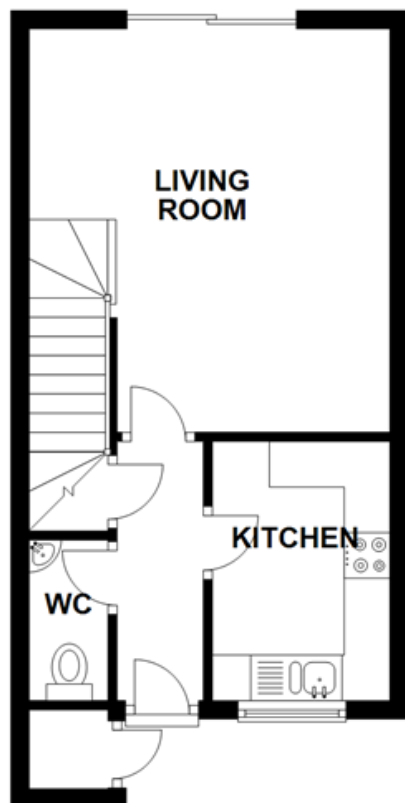
**SERVICES:** All mains services are connected to the property.

**COUNCIL TAX BAND:** C (£1,668.93 for 2018/2019)



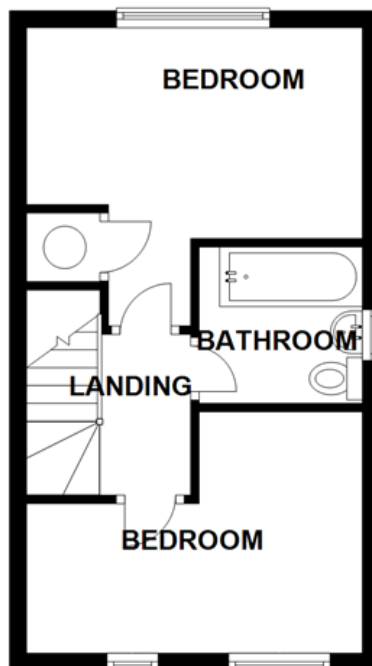
## GROUND FLOOR

APPROX. 29.9 SQ. METRES (321.9 SQ. FEET)



## FIRST FLOOR

APPROX. 29.1 SQ. METRES (312.9 SQ. FEET)



## Energy Performance Certificate



8, Boushers Way, SALISBURY, SP2 8RW

Dwelling type: Semi-detached house Reference number: 8161-7429-6040-4217-3926  
 Date of assessment: 23 January 2019 Type of assessment: RdBAR: existing dwelling  
 Date of certificate: 24 January 2019 Total floor area: 57 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

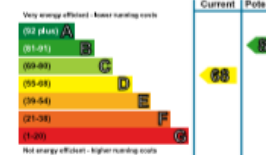
Estimated energy costs of dwelling for 3 years:	£ 1,734
Over 3 years you could save	£ 450

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 132 over 3 years	You could save £ 450 over 3 years
Heating	£ 1,110 over 3 years	£ 963 over 3 years	
Hot Water	£ 390 over 3 years	£ 159 over 3 years	
<b>Totals</b>	<b>£ 1,734</b>	<b>£ 1,284</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 93
2 Low energy lighting for all fixed outlets	£30	£ 87
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 159

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

TOTAL AREA: APPROX. 59.0 SQ. METRES (634.8 SQ. FEET)

### Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

7198/DM/28.1.19

### Agent's note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

t 01722 414747

44 Castle Street, Salisbury, Wiltshire, SP1 3TS  
 e homes@mckillopandgregory.co.uk

www.mckillopandgregory.co.uk

