VENDITUM

RESIDENTIAL SALES

EST. 2004

34 Bingham Road

Salisbury, SP1 3DZ

£259,950

2 1 1 D

An extended and very well presented semi-detached home occupying a particularly generous plot within this popular residential area. 34 Bingham Road is a well loved family home which offers well proportioned accommodation but also huge scope for further extensions (subject to planning). The house is double glazed with gas heating with numerous other features, such as the generous driveway and attractive rear garden, and can only be appreciated by a viewing. Bishopdown is a quiet mature residential area with a good list of amenities within walking distance, the location also provides great access to popular schools and the city centre. Offered for sale with vacant possession, an internal viewing is essential.

Directions

Follow the Bishopdown Road onto Bishopdown proceeding straight over the mini roundabout. Turn left into Bingham Road and follow the road as it bends right. Number 34 can be found on your right.

Double Glazed Front Door to:

Entrance Hall

Very spacious and welcoming space with built in cloak/storage cupboards, stairs to first floor, double glazed window to side aspect and radiator.

Living Room 19'4" x 11'1" max (5.9m x 3.4m max)

Double glazed window to front aspect and sliding doors to rear. Fireplace with inset log burner, two radiators and wooden style floor.

Kitchen 12'5" x 10'9" ext to 12'7" (3.8m x 3.3m ext to 3.85m)

Matching wooden wall and base units with worksurface over. Space for gas oven, washing machine and two under counter appliances. Inset sink unit with mixer tap, tiled splashbacks, full height broom cupboard and wall mounted Worcester gas boiler. Two double glazed windows overlooking the rear garden ad double glazed door to side.

First Floor Landing

Access to loft, double glazed window to side.

Bedroom One 12'5" x 9'0" (3.8m x 2.75m)

Double glazed window to front aspect, range of built in wardrobes and overstair cupboard. Radiator.

Bedroom Two 9'10" x 10'7" (3m x 3.25m)

Double glazed window to rear aspect, full height airing cupboard and radiator.

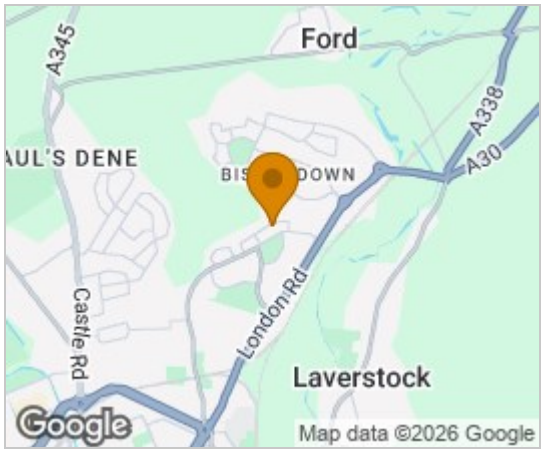
Bathroom

White suite comprising low level WC, pedestal basin and panelled bath with electric shower over. Tiled splashbacks, obscure double glazed window to rear aspect and radiator.

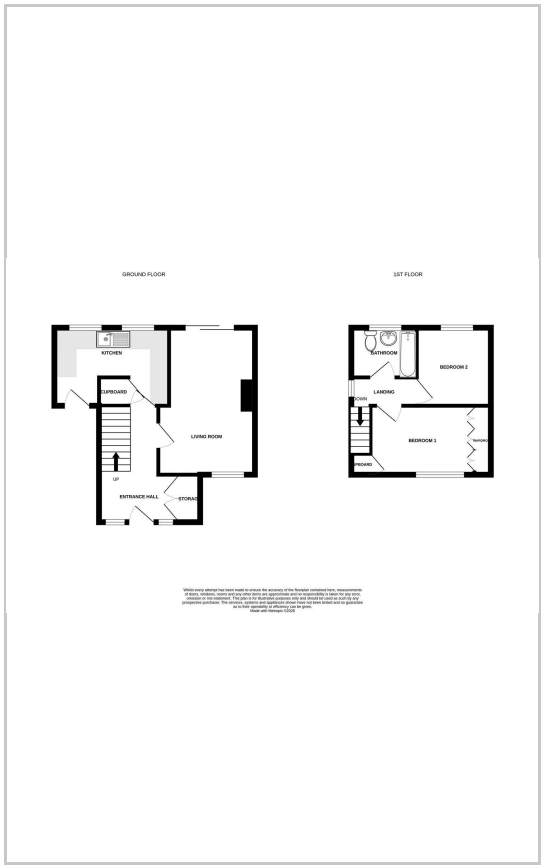
Outside

The property occupies a very generous plot. To the front is a particularly deep brick paved driveway providing parking for 3 cars comfortably. Area of lawn, gate to rear garden and outside light. Immediately outside the kitchen door is the gate to the front and a brick built shed (3.1m x 1.85m) with power and light. A path leads to a spacious patio with an outside tap, continuing past gravelled areas, a small lawn and well-stocked flower beds to a gravelled seating area. The garden has a sunny aspect and is well enclosed by wooden fencing.

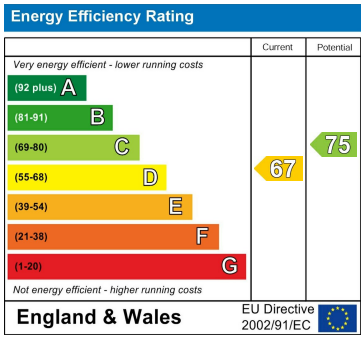
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk