



9 The Sandringhams, Whaddon, Salisbury, Wiltshire, SP5 3SP

£295,000 Freehold

## About The Property

A modern three bedroom end of terrace house situated in a corner of this popular residential cul de sac and offered to the market with no onward chain.

The well proportioned accommodation comprises an entrance hallway with a wood effect floor and stairs to the first floor. There is a cloakroom and a kitchen which has a good range of units and a breakfast bar. There is space for the usual appliances as well as an integrated electric oven, hob and extractor.

The sitting room has a large understair cupboard, a window overlooking the garden and patio doors leading to a sun room. This has fully glazed elevations and a door leading in to the garden.

On the first floor, both double bedrooms have fitted double wardrobes and there is a further single bedroom. The bathroom has a white suite and consists of a bath with a hand held shower, WC and basin with part tiled walls. Further benefits include PVCu DG and gas central heating.

The gardens are gravelled for ease of maintenance and include an open plan area to the front whilst the rear garden which is fenced can be reached via a side access gate. There is a single garage in a block opposite the house with parking space to the front (far right garage in row of three when facing garage).

Whaddon and the neighbouring village of Alderbury have good amenities including two shops (one of which is also a post office), public houses, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away.



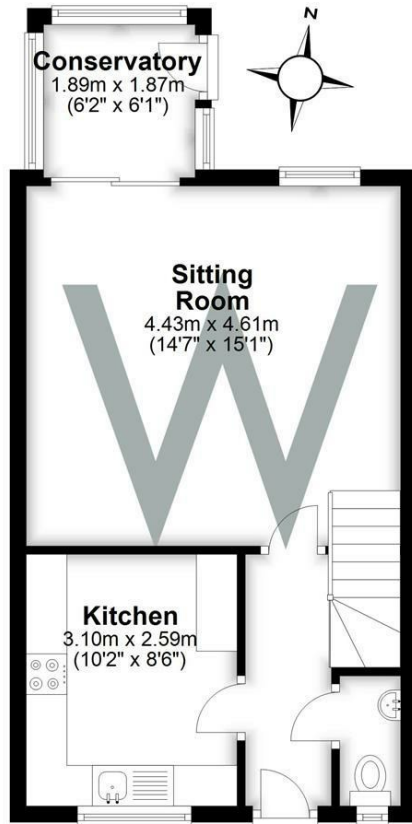
- End of terrace house in a cul de sac offered with NO CHAIN
- Three bedrooms
- Sitting room and sun room
- Kitchen
- Cloakroom
- Bathroom
- Enclosed rear garden
- Single garage and parking space
- Allocated parking
- Gas central heating and PVCu DG





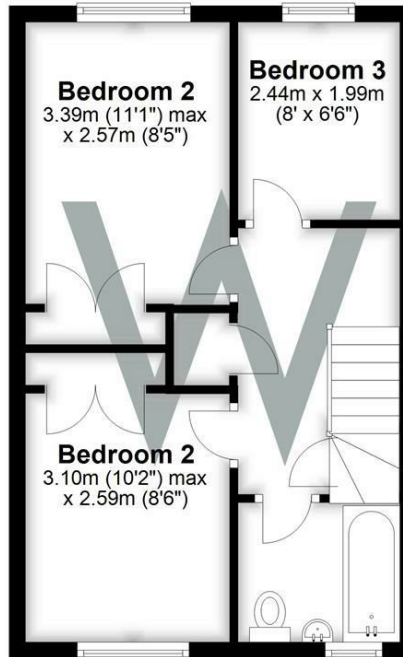
## Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



## First Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2444.44 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From Salisbury take the A36 Southampton Road and just before the dual carriageway turn right towards Alderbury. Continue through the village and into Whaddon. The Sandringhams will be seen on the right hand side just beyond Castle Lane.

What3words: ///boils.channel.quail

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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	