



Connells

Northside
Old Sarum Salisbury



Property Description

Offering to the market this semi-detached house in Northside, Old Sarum, Salisbury, The property which is being sold WITH NO ONWARD CHAIN, is in need of modernisation and offers potential for a lovely family home. On the ground floor is a spacious lounge, separate dining room and a kitchen. The first floor has two good-sized bedrooms and a bathroom. To the rear is an enclosed garden and there is allocated parking to the front.

The property is situated approximately 3.5 miles from central Salisbury, via A345. There are regular bus services to the city from Old Sarum. Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, a cinema and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the very nearby Five Rivers Leisure Centre, private members gyms, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.



Entrance Hall

Doors to lounge and kitchen, stairs to first floor

Lounge

17' 9" x 9' 11" (5.41m x 3.02m)

Dual aspect with window to front & door to rear, fireplace with wooden fire surround and inset coal effect electric fire. Door to kitchen.

Dining Room

7' 5" x 7' 2" (2.26m x 2.18m)

Window front aspect

Kitchen

13' 7" x 10' 9" (4.14m x 3.28m)

Comprising wall, base and drawer units with work surfaces above, stainless steel 1 & 1/2 bowl sink drainer with mixer tap, pantry cupboard, spaces for fridge freezer and washing machine, doors to dining room and lounge, window to rear aspect.

Landing

Doors to bedrooms & bathroom, window rear aspect

Bedroom One

15' 6" x 9' 9" (4.72m x 2.97m)

Window rear aspect, storage cupboard

Bedroom Two

11' 8" x 10' 11" (3.56m x 3.33m)

Window rear aspect, storage cupboard

Bathroom

Comprising panel enclosed bath with hand held shower attachment, pedestal wash hand basin, WC. Window rear aspect

Outside

Rear Garden

Enclosed by fencing with patio adjacent to the lounge door, cottage garden with a large range of mature shrubs, bulbs and plants. garden shed.

Front Garden

Path to front door, matures shrubs and plants to both side.

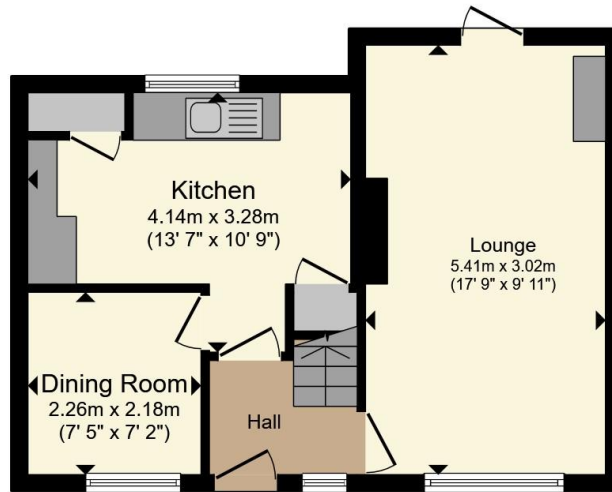
Parking

Allocated parking to the front of the property

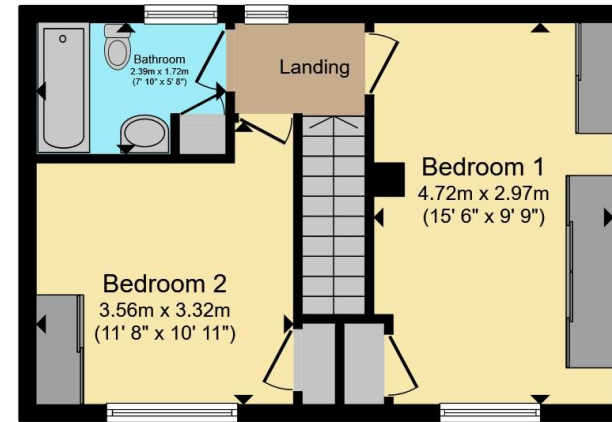








Ground Floor



First Floor

Total floor area 71.7 m² (771 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: D Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308173



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SAL308173 - 0003