





### Property Description

Offering to the market this 3 bedroom semi-detached house in Longland, Salisbury. The property has a porch, entrance hall, cloakroom, lounge/diner and kitchen on the ground floor. On the first floor are three bedrooms and a bathroom. There are enclosed gardens to the front and rear, garage & parking space.

Longland is situated off Wilton Road (A36) and is within walking distance of the city centre and railway station. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



## Entrance Hall

Doors to lounge and cloakroom, stairs to first floor

## Cloakroom

Comprising wash hand basin & WC

## Lounge/Diner

20' 10" x 13' 8" ( 6.35m x 4.17m )

Window front aspect, patio doors rear aspect

## Kitchen

10' 6" x 8' 7" ( 3.20m x 2.62m )

Comprising wall & base units with work surfaces above, sink with mixer tap, oven with inset hob and extractor above, spaces for fridge freezer, washing machine & tumble drier, windows side and rear aspect, door rear aspect.

## Landing

Doors to bedrooms & bathroom

## Bedroom One

13' 6" x 9' 10" ( 4.11m x 3.00m )

Window rear aspect, built in wardrobes

## Bedroom Two

9' 1" plus recess x 10' 8" ( 2.77m plus recess x 3.25m )

Window front aspect

## Bedroom Three

8' 5" x 6' 11" ( 2.57m x 2.11m )

Window front aspect

## Bathroom

Comprising panel enclosed bath with shower above, wash hand basin set into storage cupboard, concealed cistern WC. Heated towel radiator, window rear aspect.

## Outside

### Rear Garden

Enclosed by wall with side entrance gate, patio & fire pit, artificial turf, raised planting bed and borders.

### Front Garden

Fully enclosed by fencing with large lawned area, path to front door

## Parking

Parking for two cars

## Garage

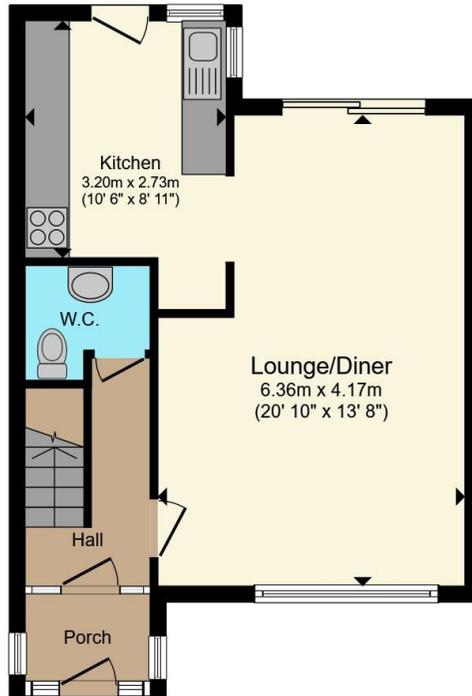
16' x 8' 5" ( 4.88m x 2.57m )

Garage in separate block with up and over door

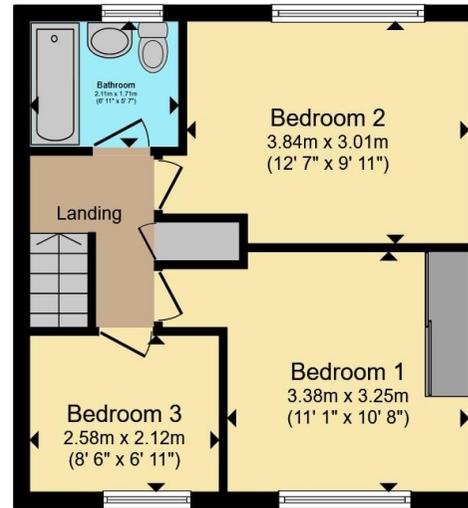








**Ground Floor**



**First Floor**

Total floor area 81.6 m<sup>2</sup> (878 sq.ft.) approx

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**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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