



Connells

The Grange Locks Lane
Quidhampton Salisbury

The Grange Locks Lane Quidhampton Salisbury SP2 9AR

for sale
£450,000



Property Description

Offering to the market this delightful Grade 2 Listed character property in Locks Lane, Quidhampton. Benefitting from NO ONWARD CHAIN, the property offers a wealth of original features and exposed beams. Recently redecorated and with new carpets throughout. There is a lounge, kitchen diner and cloakroom on the ground floor, two bedrooms and a bathroom on the first floor and two further bedrooms on the second floor. To the rear is a well-kept landscaped garden with a patio, plus a gravel drive for two vehicles. Locks Lane is situated off Lower Road, Quidhampton and is just over 2.5 miles from the city centre and railway station.

Quidhampton offers local walks, access to central Salisbury and the pub is a popular destination for locals and visitors alike, offering a warm welcome and a range of traditional pub food and drinks.

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.



Entrance Hall

Doors to lounge and cloakroom, stairs to first floor. Storage cupboard

Lounge

14' 3" x 11' 5" (4.34m x 3.48m)

Fireplace, dual aspect with two windows to front aspect and two windows rear aspect .Original ceiling beam and window lintels.

Kitchen Diner

17' 3" x 11' 1" (5.26m x 3.38m)

Comprising wall and base units with work surfaces above. 1 & 1/2 bowl sink drainer with mixer tap, built in double oven with inset hob above. Space for fridge freezer. Space for dining room furniture. window side aspect and patio doors to rear.

Cloakroom

Comprising wash hand basin & WC.

First Floor Landing

Doors to bedrooms One and Two, door to bathroom. Stairs to second floor.

Bedroom One

13' 4" x 11' 7" (4.06m x 3.53m)

Triple aspect room with windows to front, rear & side aspects. Exposed original ceiling beam.

Bedroom Two

11' 11" x 7' 10" (3.63m x 2.39m)

Exposed, original wall and ceiling beams. Window rear aspect

Bathroom

Comprising panel enclosed bath, pedestal wash hand basin & WC. Heated towel radiator. Original exposed wall and ceiling beams

Second Floor Landing

Bedroom Three

13' 7" x 7' 3" (4.14m x 2.21m)

Original exposed beams, dormer window rear aspect. Partial restricted head height.

Bedroom Four

13' 6" x 7' 4" (4.11m x 2.24m)

Original exposed beams, dormer window rear aspect. Partial restricted head height.

Outside

Rear Garden

Well-kept, landscaped rear garden with patio adjacent to the patio doors providing an ideal area for al-fresco dining. Lawn bordered by multiple mature shrubs and trees and central feature knot garden. To the rear of the garden is a garden shed and gate giving access to the parking area.

Parking

Gravelled driveway parking for two vehicles.

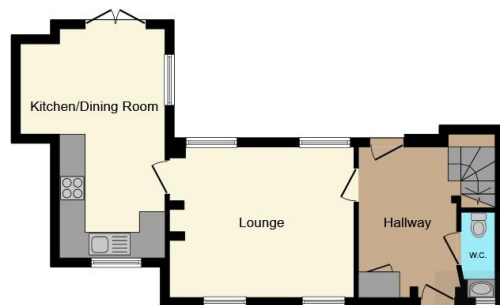
Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

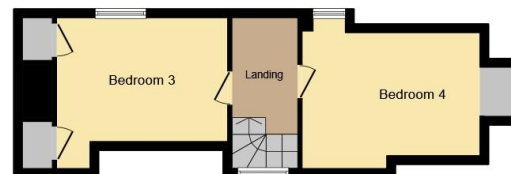








Ground Floor



Second Floor



First Floor

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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.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL307803



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