



Connells

Western Way
Salisbury



Property Description

Offering to the market this deceptively spacious mid terraced house in Western Way, Salisbury. The ground floor has an entrance hall, lounge, dining room, kitchen, sun room and utility room. On the first floor are four bedrooms and the bathroom. There is an enclosed garden to the rear.

Western Way is within easy access of the city centre via A36 (Wilton Road) and is approximately 1.7 miles from the railway station. Salisbury offers a range of entertainment, cultural and shopping facilities. There are direct rail links to London Waterloo, Bristol and the South Coast.

Entrance Hall

Cupboard and under stairs store space.

Kitchen

10' x 8' 8" (3.05m x 2.64m)

Comprising wall and base units with work surfaces above, oven and hob unit with extractor above, space for washing machine, stainless steel one and a half bowl sink/drainer unit, door to utility, window rear aspect.

Dining Room

9' 8" x 8' 8" (2.95m x 2.64m)

Door to sun room, open plan to lounge and kitchen.

Lounge

13' 7" x 11' 6" (4.14m x 3.51m)

Window front aspect, door to hall, open to dining room.

Sun Room

12' 4" x 10' (3.76m x 3.05m)

Rear door to garden.

Utility Room

9' 2" x 8' 8" (2.79m x 2.64m)

Doors to front and rear, window to rear, wc cloakroom

Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 7" x 10' 1" (3.53m x 3.07m)

Fitted wardrobes, window front aspect

Bedroom Two

11' 7" x 9' (3.53m x 2.74m)

Storage cupboards, window rear aspect.

Bedroom Three

9' 3" x 8' 9" (2.82m x 2.67m)

Window front aspect

Bedroom Four

8' 5" x 8' 4" max (2.57m x 2.54m max)

Window front aspect

Bathroom

Comprising panel enclosed bath with taps, a shower over and glass screen, pedestal wash hand basin with mixer taps, WC.

Outside

Rear Garden

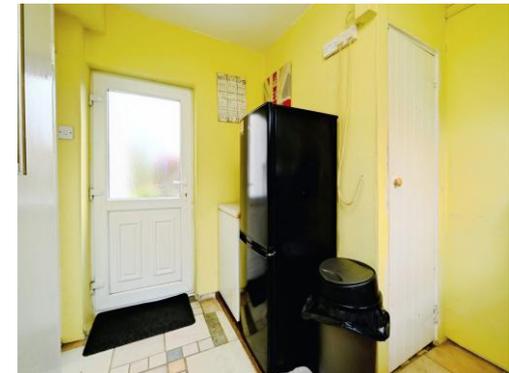
Garden enclosed by fencing and hedges, mostly laid to lawn with path to the rear,

Front Garden

Front boundary wall with gate, steps up to front door, areas of lawn with mature shrubs.

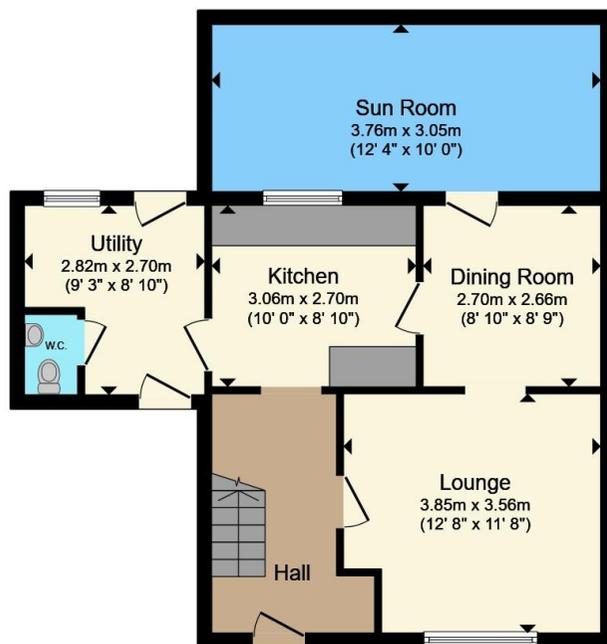
Parking

On street parking.

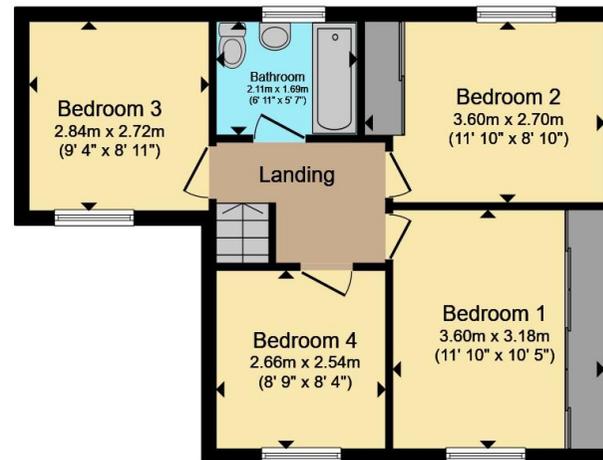








Ground Floor



First Floor

Total floor area 105.5 m² (1,135 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

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46-50 Castle Street
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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308247



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Property Ref: SAL308247 - 0006