



RESIDENTIAL ESTATE AGENTS
PROPERTY LETTING & MANAGING AGENTS
VALUERS & PROPERTY CONSULTANTS
CHARTERED SURVEYORS

01722 336422
www.hwwhite.co.uk WEB



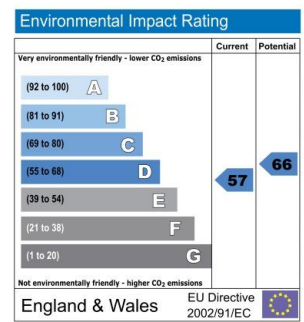
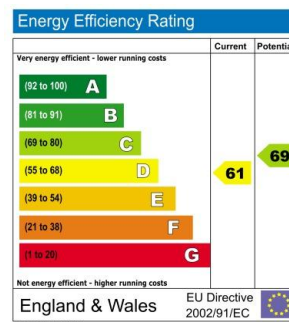
HARNHAM

£250,000 Freehold

43 Bouchers Way Salisbury Wiltshire SP2 8RW

A very well presented and extended three bedroom detached house within this favoured residential area.





Directions

Leave our offices in Salisbury and proceed out on the Newbridge Road. Continue straight ahead through the traffic lights into Coombe Road. At the roundabout turn left, signposted towards the hospital. At the next roundabout turn right, signposted to Ridings Mead. Take the first turning left and this leads into Bouchers Way. Continue up to the top where the property can be found on the right hand side.

Description

A rare opportunity to purchase this property since the current owners purchased it from the developers. The property comprises a three bedroom detached house built by Alfred McAlpine in a select development of houses near the hospital and yet within walking distance of the city centre. This property has been extended to the rear to create a useful study/reception/potential bedroom. The entrance hall leads to the sitting room which is of a good size and behind this is the kitchen which has an excellent range of fitted units together with a dining area. There is also a cloakroom and as previously mentioned, the study/reception room is to the rear overlooking the garden. On the first floor there are three good sized bedrooms with the master bedroom having the benefit of an ensuite shower room and of course there is a family bathroom. There is an integral garage, PVCu double glazed windows, doors, fascias and gas fired central heating. There are gardens to the front and rear with off-road parking to the front.

House Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance hall

Stairs to first floor, radiator, control panel for security alarm system.

Sitting room

5.35m x 3.42m (17ft 6in x 11ft 2in) With a pleasant bay window aspect to the front of the property, the sitting room also benefits from an under stairs cupboard and two radiators.

Kitchen/breakfast room

4.30m x 2.90m (14ft 1in x 9ft 8in) Fitted with an excellent range of both high and low level units, roll top work surface with tiled surround, four ring hob with double oven and grill and extractor hood over. Space for tall fridge/freezer, inset one-and-a-quarter bowl stainless steel sink unit, space and plumbing for washing machine and plumbing for dishwasher, wall mounted boiler providing central heating and domestic hot water, two radiators, patio doors out to rear garden.

Inner hall

Door to garage.

Cloakroom

Low level WC, wash hand basin, radiator.

Study/reception

4.25m x 2.7m (13ft 11in x 8ft 10in) Currently used as a study, this versatile extension to the rear of the property has potential to be used as an additional reception room, a further bedroom or as a family room. Radiator, views over garden.

First floor - Landing

Airing cupboard and access to roof space (which is mostly boarded) via a loft ladder.

Bedroom one

3.72m x 3.32m (12ft 2in x 10ft 10in) measurements exclude depth of mirror fronted wardrobes. Radiator and over stairs cupboard.

En-suite shower room

Shower cubicle, low level WC, wash hand basin, radiator.

Bedroom two

5.53m x 2.48m (18ft 1in x 8ft 1in) Two radiators, access to roof space, double aspect.

Bedroom three

3.64m x 2.24m (11ft 11in x 7ft 4in) maximum measurements. Radiator.

Bathroom

Panelled bath with shower and mixer taps, extensive ceramic wall tiling, low level WC, pedestal wash hand basin, radiator.

Integral garage

5.30m x 2.58m (17ft 5in x 8ft 5in) Space for dryer, up-and-over door, power and light connected.

Outside

To the front of the property there is an off-road parking space, a small low maintenance front garden with shrubs and slate chippings. Accessed from the double doors of the kitchen the rear garden has a patio, an area of lawn, a raised bed and various mature plants. There is also a shed, an outside tap and electrical supply.

Services

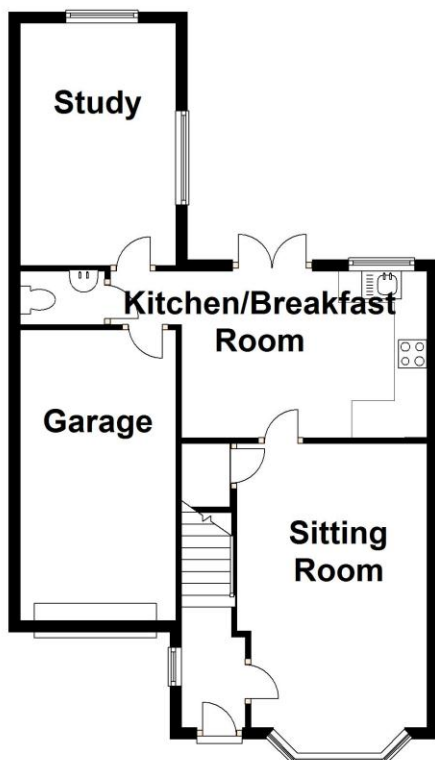
Mains gas, water, electricity and drainage are connected to the property. Provision for telephone subject to transfer regulations. Gas fired central heating with radiators.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2011/2012 payable to Wiltshire Council is £1527.58.

43 Bouchers Way, Salisbury

Approx. 62.7 sq. metres (674.6 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.2 sq. feet)



Total area: approx. 109.7 sq. metres (1180.8 sq. feet)

Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 336422.

Agent's note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances.

Please ensure that before travelling to the property it remains available for sale.

REF: JMB/JM/18361/120112

W
WHITES

01722 336422

47 Castle Street, Salisbury SP1 3SP 01722 320600 FAX
residential-sales@hwwhite.co.uk EMAIL www.hwwhite.co.uk WEB

