



Connells

Adlam Way
Salisbury



Property Description

Offering to the market this well-presented, modern town house in Adlam Way, Salisbury. The property has an open plan lounge/kitchen/diner and cloakroom on the ground floor. On the first floor are two bedrooms and the family bathroom, with the principal bedroom on the second floor. To the rear is a fully enclosed garden and there are two parking spaces to the front. The property is located in the popular St Peter's Place development which has a well-regarded primary school & nursery, a supermarket currently under development and regular bus services to and from the city centre.

Salisbury offers a range of amenities, these include, but are not limited to, supermarkets, high-street shops, twice weekly markets, copious restaurants, pubs and 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 gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Entrance Hall

Door to Lounge/Kitchen/Diner, stairs to first floor

Open Plan Lounge/Kitchen/Diner

24' 2" x 8' 8" (7.37m x 2.64m)

Kitchen area: wall and base units with work surfaces above, sink drainer with mixer tap, double oven, hob and extractor fan, spaces for washing machine & fridge freezer, door to cloakroom, under stairs cupboard, window front aspect.

Lounge/diner double doors to garden

Cloakroom

Comprising wash hand basin & WC

First Floor Landing

Doors to bedrooms and bathroom

Bedroom Two

12' 10" x 7' 3" (3.91m x 2.21m)

Window rear aspect

Bedroom Three

Irregular Shaped Room 12' 2" max x 7' 9" max (3.71m max x 2.36m)

Two windows front aspect

Bathroom

Comprising panel enclosed bath with shower over & glass shower screen, pedestal wash hand basin, WC

Second Floor Landing

Storage cupboard

Bedroom One

17' x 8' 8" (5.18m x 2.64m)

Partial restricted head height, Velux windows to front and rear aspect.

Outside

Rear Garden

Garden fully enclosed by fencing with patio area adjacent to the patio doors from the lounge, with room for garden table & chairs - ideal for al-fresco dining & entertaining, artificial grass lawn, raised planting beds, garden shed.

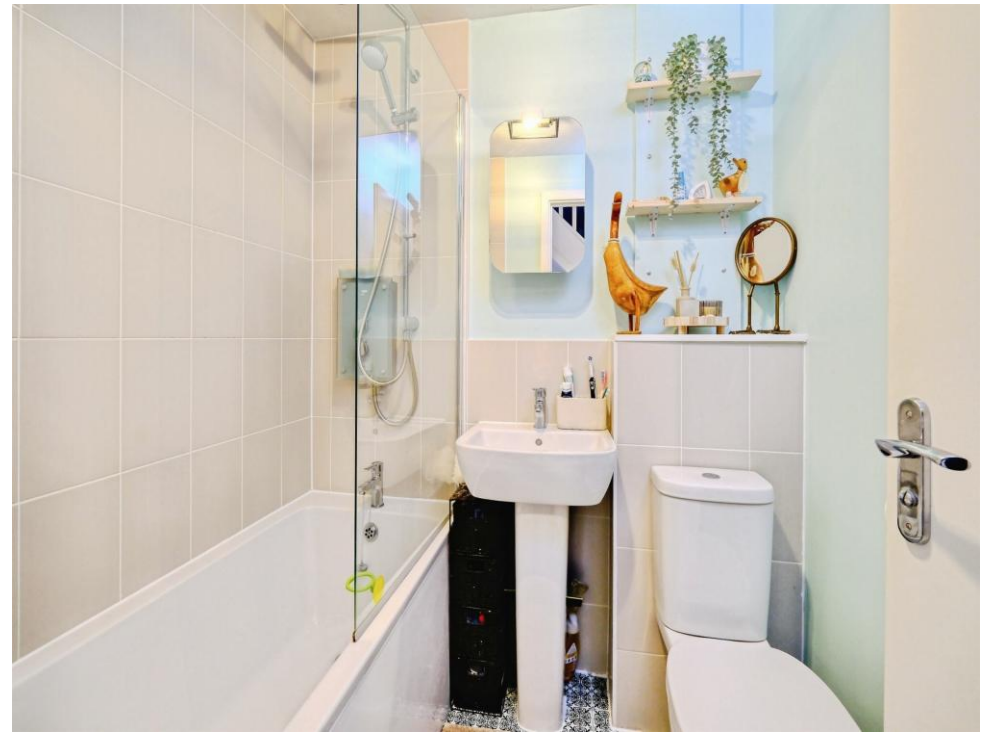
Front Garden

Small area planted with shrubs. Path to front door.

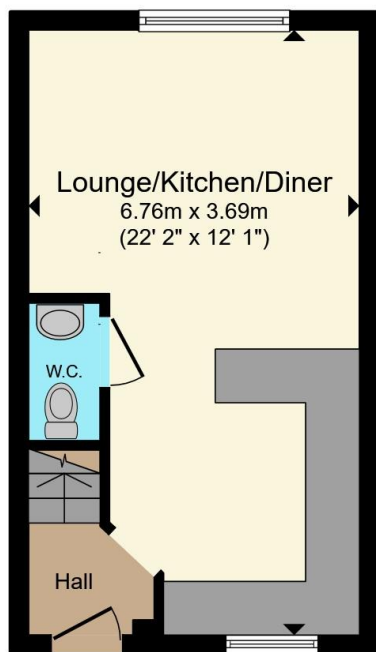
Parking

Two allocated parking spaces directly in front of the property.

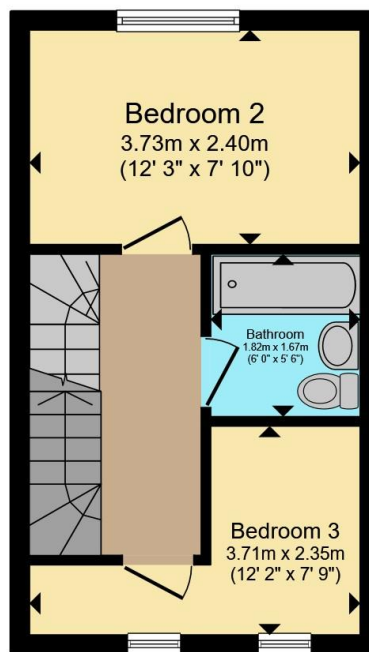




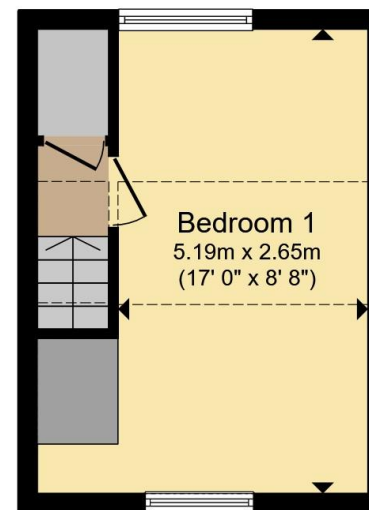




Ground Floor



First Floor



Second Floor

Total floor area 69.0 m² (743 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: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308255



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