VENDITUM

RESIDENTIAL SALES

EST. 2004



14 Swiftdown

Salisbury, SP2 8ES

£325,000

3 1 2

A very well proportioned three bedroom end terrace home in a particularly convenient location close to Salisbury Hospital. 14 Swiftdown is a very well presented house which benefits from double glazing and gas heating as well as recently refitted kitchen and bathroom. The living accommodation is particularly generous with a substantial double glazed conservatory. Outside the house has access to a generous level of off road parking and an attractive rear garden. The property is within walking distance od Salisbury Hospital, convenience shops and popular schools, the position also provides great access to the city centre. An internal viewing is essential to fully appreciate this property.







Directions
Proceed to the A354 Coombe Road turning left toward Salisbury Hospital. At the next mini-roundabout turn right onto Heronswood where Swiftdown can be found first right.

Entrance Hall
Stairs to first floor, full height cloak cupboard and radiator. Walk-in understair cupboard with light (currently used as a study).

Living Room 21'7" x 11'0" > 8'11" (6.6m x 3.36m > 2.72m)
Double glazed window to front aspect, doors to conservatory. Radiator.

Conservatory 17'0" x 9'2" (5.2m x 2.8m)
Double glazed construction with performance roof over. Double doors to rear garden. Power and light.

Kitchen 10'4" x 9'10" (3.15m x 3m)
Refitted contemporary wall and base units with slimline worksurface over. Inset gas hob with twin electric oven under and extractor hood, space for American style fridge/freezer, integral appliances and inset stainless steel sink unit with mixer tap. Double glazed door and window to conservatory.

First Floor Landing
Full height storage cupboard.

Bedroom One 13'1" x 11'9" max (4m x 3.6m max)
Double glazed window to front aspect, double radiator.

Bedroom Two 16'0" x 7'6" (4.9m x 2.3m)
Double glazed window to front aspect, radiator.

Bedroom Three 12'7" x 5'6" (3.85m x 1.7m)
Twin double glazed windows to rear aspect, radiator.

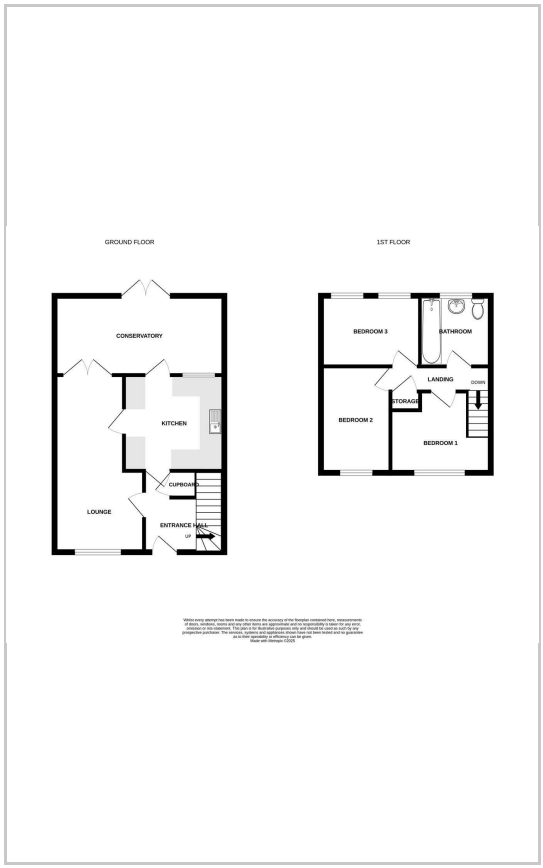
Bathroom
Refitted white suite comprising concealed cistern WC, vanity basin and panelled bath with shower over. Tiled walls, obscure double glazed window to rear aspect and heated towel rail.

Outside
To the front of the house is a small bricked paved area. Generous levels of residents bay parking (unallocated).
Rear Garden - Immediately outside the conservatory is a decked seating area, beyond is an area of artificial lawn with stepping stone path and stoned flower bed. At the far end of the garden is a hardstanding with two garden sheds. gate to rear.

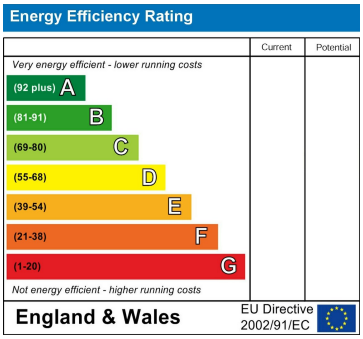
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk