



Mount Pleasant Boscombe Road, Amesbury, Salisbury, Wiltshire, SP4 7JH

Guide Price £350,000 Freehold

## **An extended three bedroom semi detached house with the benefit of a large south facing rear garden.**

### **Description**

The property is an extended and well proportioned semi detached house which is in good order throughout. On the ground floor there is an entrance hallway which is also currently used as a study area, a shower room and a large sitting/dining room which has a woodburner and patio doors on to the large rear garden. There is a rear lobby off of the dining area and the kitchen has a good range of units with space for a table and chairs. On the first floor there are three good size bedrooms all with built in wardrobes and a family bathroom. All the bathroom suites are white and the house also benefits from PVCu double glazing and gas central heating. There is also potential to extend the house further. To the front and side of the house is a driveway providing ample off road parking in addition to the detached single garage. The large rear garden is a particular feature of the property having a southerly aspect and it backs on to open space. Boscombe Road leads in to the town centre which has an excellent range of facilities and there is also good access on to the A303.

### **Property Specifics**

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

#### **Entrance hall**

Part glazed front door, radiator, telephone point, stairs with cupboard under, study area.

#### **Shower room**

Fitted with a low level WC, wash hand basin, shower with Triton shower over, obscure glazed window to front.

#### **Sitting room area 17'3" x 11'6" (5.28m x 3.52m)**

Inset woodburner on slate hearth with exposed timber above, two radiators, tilt and turn sliding patio doors to garden, TV point, through to;

#### **Dining room area 13'1" x 7'8" (4.00m x 2.36m)**

Space for table and chairs, radiator, through to kitchen, and to;

#### **Rear lobby**

Tiled floor, window to side, tilt and turn patio doors to garden.

#### **Kitchen 15'5" x 10'0" (4.72m x 3.05m)**

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven, four ring gas hob with extractor over, space/plumbing for washing machine, space for tumble/dryer and fridge/freezer, space for table and chairs, inset spotlights, sink and drainer with mixer tap under window to front, radiator, wall mounted gas boiler, telephone point, cupboard housing electric fusebox, part glazed door to side.

#### **Stairs to first floor - landing**

Access to part boarded loft with pull down ladder, window to front, airing cupboard housing factory insulated hot water cylinder and immersion with shelving.

#### **Bedroom one 13'3" x 11'5" (4.04m x 3.49m)**

Dual aspect with windows to side and rear, built in double wardrobe, radiator.

#### **Bedroom two 14'6" x 6'10" (4.43m x 2.10m)**

Window to rear, radiator, built in wardrobe.

#### **Bedroom three 10'0" x 6'10" (3.06m x 2.09m)**

Dual aspect with windows to front and side, radiator, built in wardrobe.

#### **Bathroom**

Fitted with a white suite comprising timber panelled bath with hand held shower attachment over, low level WC, pedestal wash hand basin, radiator, obscure glazed window to front.

#### **Outside**

To the front and side of the house is a gravelled driveway and grassed area providing off road parking. This leads to the single garage. The large rear garden is a particular feature of the house and is mainly lawned with well stocked flower beds and borders. It is enclosed by hedging and timber fencing and backs on to open amenity space. There are two timber sheds an outside tap, light and electric sockets.

#### **Detached single garage 17'11" x 9'0" (5.47m x 2.75m)**

Electric up and over door with power and light.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property.

#### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2315.99.

#### **Directions**

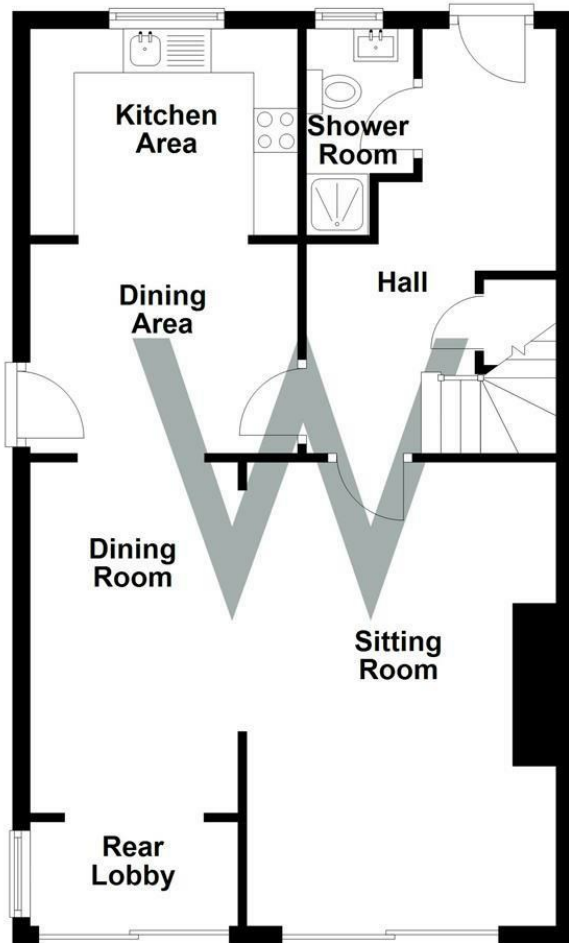
Leave Salisbury on the A345 Amesbury road and after approximately five miles turn right at the roundabout by the Archers Gate development. Continue forwards at the next two roundabouts and turn right at the next roundabout by The Orchard public house. At the next double roundabout turn left on to the Boscombe Road and the house can be found after a short distance on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///asks.passenger.reported](https://www.what3words.com/asks.passenger.reported)

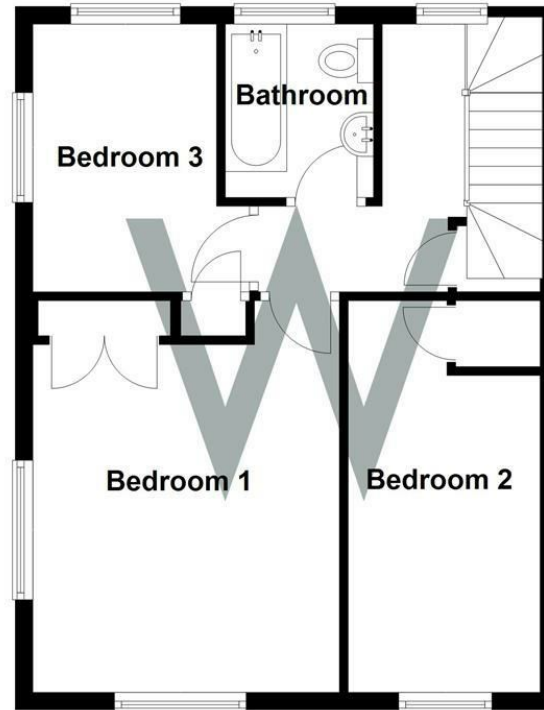
## Ground Floor

Approx. 61.2 sq. metres (659.3 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Total area: approx. 105.2 sq. metres (1132.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

