



3 The Limes, Porton, Salisbury, Wiltshire, SP4 0LT

Guide Price £325,000 Freehold



A super semi-detached family home offered in excellent order situated in a quiet cul-de-sac on the edge of the village.

Description

A wonderful semi-detached family home offered in excellent order throughout with benefits including a hard landscaped rear garden for easy maintenance, double glazing, gas central heating, front garden and parking. The accommodation consists of entrance hall, sitting/dining room, kitchen, cloakroom, large utility room, conservatory, three bedrooms and bathroom.

Entrance Hall

Wood effect flooring, stairs to first floor with understairs cupboard.

Kitchen

Tiled floor, tiled splashbacks, range of work surfaces with high gloss, handleless cupboards and drawers, inset one and a half bowl stainless steel sink unit, built in oven, hob and extractor fan, heated towel rail.

Sitting/Dining Room

Bifold doors to:

Conservatory

Windows to two sides and double doors to garden.

Cloakroom

Low level wc and wash hand basin with cupboard below. Tiled floor.

Utility Room

Door to garden, plumbing and space for three appliances, hatch top loft, wall mounted Worcester gas boiler for central heating and hot water.

Landing

Cupboard housing lagged hot water tank, hatch to loft space.

Bedroom 1

Range of built in wardrobes.

Bedroom 2

Bedroom 3

Floor to ceiling window.

Bathroom

White, p-shaped bath with shower screen and thermostatic shower over, wc and wash basin, part tiled walls, heated towel rail.

Outside

There is a store housing wheelie bins and tools. The front garden is laid to lawn with flower beds and shrubs. Herringbone, brick pavior driveway with parking for several vehicles. Side pedestrian gate leads into the rear garden which has been landscaped for easy maintenance with porcelain paving and dark gravel. Walls and timber fencing to sides, raised flower beds, garden shed.

Outgoings

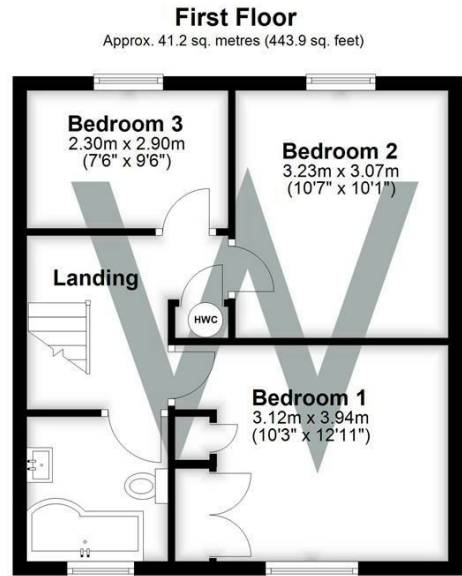
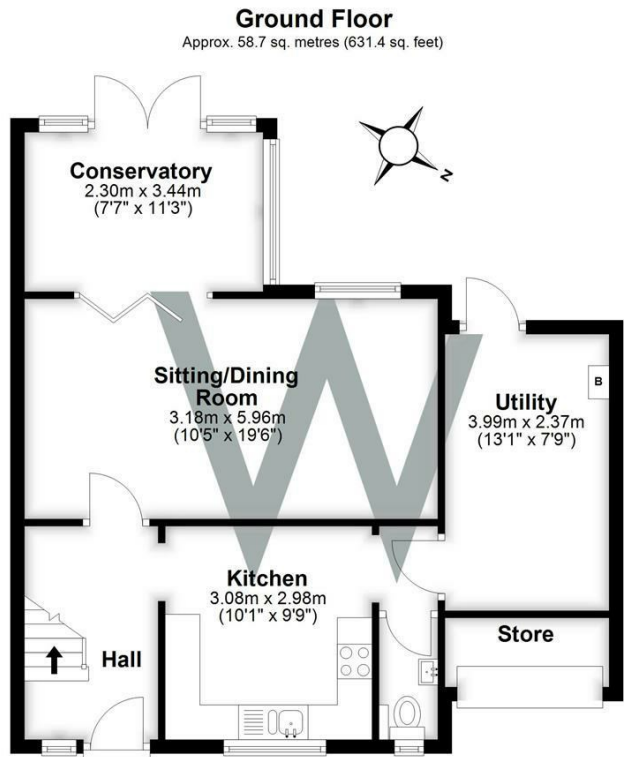
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,200.71

Directions

From Salisbury take the A30 northwards and at the third roundabout turn left onto the A338. Proceed through the Winterbournes and turn right onto Gomeldon Road. At the crossroads proceed straight over and take the second left into The Limes.

WHAT3WORDS

What3Words reference is: [///slightly.shrug.gave](https://www.what3words.com/slightly.shrug.gave)



Total area: approx. 99.9 sq. metres (1075.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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	



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