



34 Jubilee Close, Salisbury, Wiltshire, SP2 9HF

£285,000 Freehold

## A three bedroom terrace house with accommodation arranged over three floors and offered to the market with no onward chain.

### Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout continue forwards on to the A36 Wilton Road and after the traffic lights at Skew Bridge turn right. Turn immediately left at the mini roundabout into Pembroke Road before taking the next left hand turn to continue on Pembroke Road. Take the next right into Festival Avenue and the next right again into Jubilee Close. At the T junction turn right again and the property can be found on the right hand side.

### Description

The property is a well proportioned three bedroom terraced house arranged over three floors situated within this modern development on the western side of the city. The accommodation comprises an entrance hallway, a cloakroom, a kitchen/breakfast room which accesses the garden and an integral garage on the ground floor. On the first floor is a sitting room and bedroom and on the second floor there is the main bedroom with an en suite shower room, a single bedroom and a bathroom. Benefits include PVCu double glazing, gas central heating and off road parking. The property is offered to the market with no onward chain. Jubilee Close is a quiet and established location near to schools and convenience stores and is situated approximately one mile from the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

### Property Specifics

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

#### Entrance hall

Covered porch, part glazed front door, tiled floor, radiator, door to integral garage, stairs.

#### Cloakroom

Fitted with a low level WC and wash hand basin, radiator, extractor, tiled floor.

#### Kitchen/breakfast room 13'6" x 12'2" (4.12m x 3.71m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and grill with four ring gas hob and extractor over, stainless steel sink and drainer with mixer tap under window to rear, space for fridge/freezer, space/plumbing for washing machine and dishwasher, tiled floor, space for table and chairs, understair cupboard, radiator, door to garden.

#### Stairs to first floor - landing

Stairs to second floor, fitted wardrobe.

#### Sitting room 16'2" x 12'1" (4.93m x 3.69m)

Two windows to front, radiator, telephone point.

#### Bedroom two 12'1" x 8'10" (3.70m x 2.71m)

Two windows to rear, radiator.

#### Stairs to second floor - landing

Cupboard housing gas boiler.

#### Bedroom one 16'2" max/10'5" min x 12'1" max (4.93m max/3.18m min x 3.69m max)

Window to front, fitted wardrobe, TV point, radiator, door to:

#### En-suite shower room

Fitted with a white suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, shaver point, part tiled walls, extractor, inset spotlights.

#### Bedroom three 8'10" x 6'2" (2.70m x 1.89m)

Window to rear, radiator.

#### Bathroom

Fitted with a white suite comprising bath with shower over and shower screen, low level WC, pedestal wash hand basin, radiator, part tiled walls, shaver point, extractor, inset spotlights, obscure glazed window to rear.

#### Outside

To the front of the property there is a driveway providing off road parking. The rear garden has been landscaped and now provides a low maintenance area which enjoys a westerly aspect.

#### Services

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

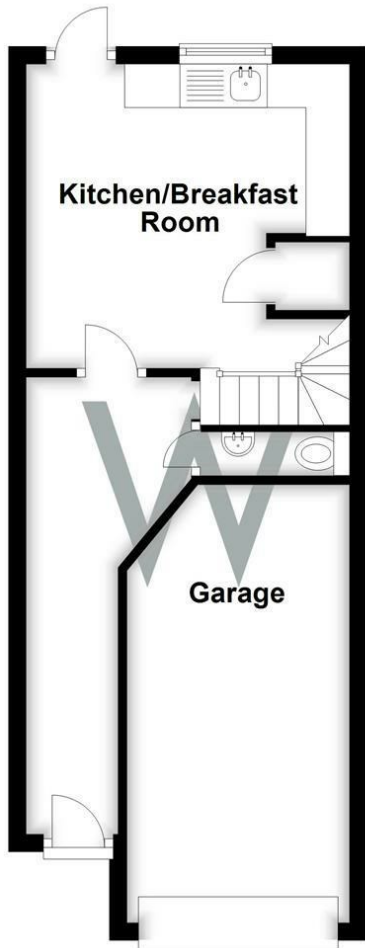
#### Outgoings

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

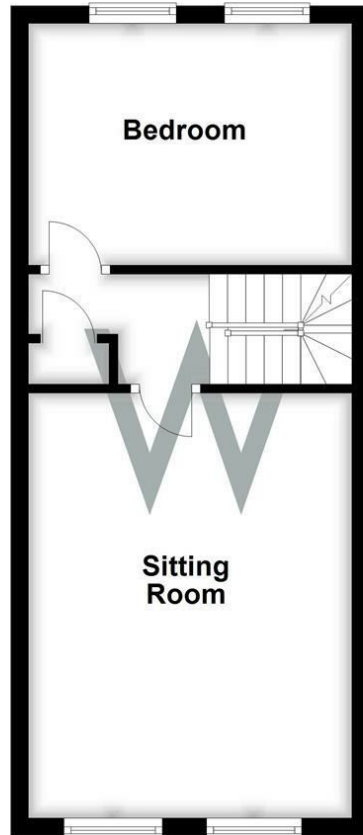
#### WHAT3WORDS

What3Words reference is: [///flown.tricks.voting](https://www.what3words.com/lookup////flown.tricks.voting)

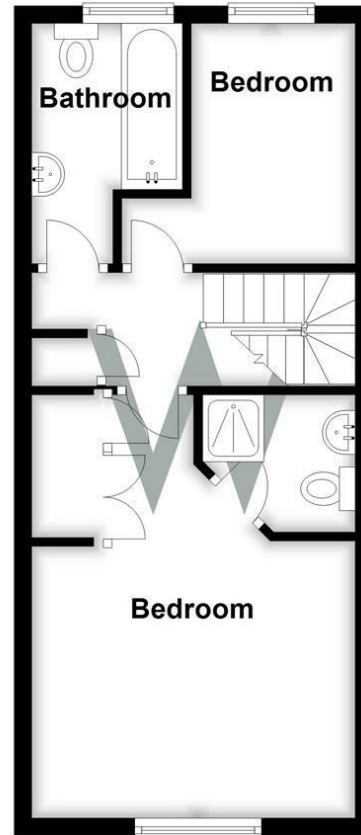
**Ground Floor**



**First Floor**



**Second Floor**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

