



88 Avon Drive, Alderbury, Salisbury, Wiltshire, SP5 3TH

£262,500 Freehold

**An extended three bedroom end of terrace house situated in a cul de sac in a popular village. No onward chain.**

## **Description**

The property is an extended three bedroom end of terrace house which is offered to the market with no onward chain. The accommodation comprises on the ground floor of a sitting room and a kitchen/breakfast room which leads to a utility area. On the first floor are three bedrooms and a family bathroom. The house is fully PVCu double glazed, has gas fired central heating and benefits from off road parking and a garden to the rear. Avon Drive is centrally situated in the popular village of Alderbury which has good amenities including two shops (one of which is also a post office), a public house, recreation ground and a primary school. There is also a regular bus service running to Salisbury which lies approximately 3 miles away. Offered to the market with no onward chain.

## **Property Specifics**

The accommodation is arranged as follows:

### **Sitting/Dining Room 15'3" x 12'1" (4.67m x 3.69m)**

Window to front, radiator, storage cupboards, TV point, stairs, door to;

### **Kitchen/Breakfast room 12'1" x 8'9" (3.69m x 2.69m)**

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer with mixer tap over, through to;

### **Utility Area 9'10" x 4'0" (3.00m x 1.22m)**

Work surface with space plumbing under for washing machine and further electrical appliance, space for fridge/freezer, wall mounted gas boiler, French doors and windows to rear.

## **First Floor - Landing**

Loft access.

### **Bedroom One 12'1" x 8'3" (3.69m x 2.52m)**

Window to front, radiator, fitted wardrobes.

### **Bedroom Two 9'6" x 6'1" (2.91m x 1.87m)**

Window to rear, radiator.

### **Bedroom Three 6'7" x 5'7" (2.01m x 1.72m)**

Window to rear, radiator.

## **Bathroom**

Fitted with a white suite comprising panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, obscure glazed window to side, part tiled walls.

## **Outside**

To the front of the property is a driveway providing off road parking for two cars. There is a side access gate leading in to the rear garden which has a patio and a lawn area. There is a timber shed and beyond the rear boundary is woodland providing a private aspect.

## **Services**

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

## **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1881.30.

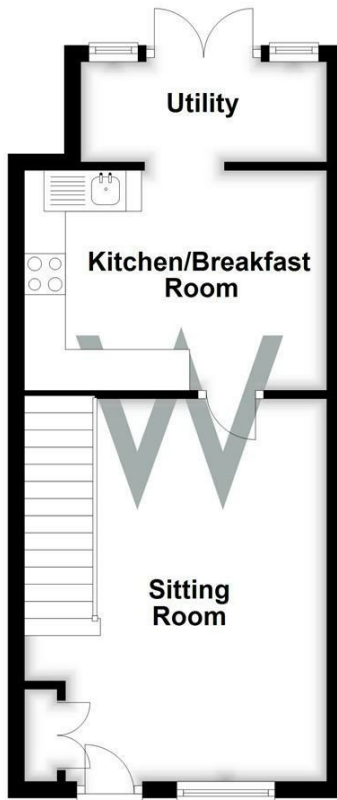
## **Directions**

Leave Salisbury on the A36 and at the start of the dual carriageway turn right towards Alderbury. Upon entering the village turn left after approximately 1 mile into Avon Drive. Follow the road and bear left at the end. The property can be found on the right hand side.

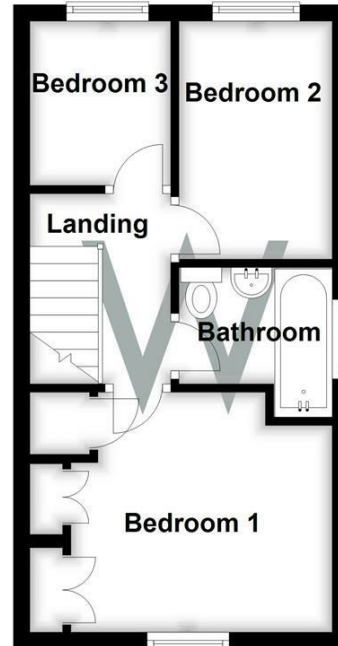
## **WHAT3WORDS**

What3Words reference is: [///ruby.kennels.besotted](https://www.what3words.com/ruby.kennels.besotted)

**Ground Floor**  
Approx. 31.5 sq. metres (338.6 sq. feet)



**First Floor**  
Approx. 27.5 sq. metres (295.9 sq. feet)



Total area: approx. 58.9 sq. metres (634.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**WHITES**  
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