



50 Sarum Close, Salisbury, Wiltshire, SP2 7LE

£230,000 Freehold

A modern two bedroom terraced house situated at the end of a cul de sac with far reaching views. No onward chain.

Description

The property is a modern two bedroom mid terrace house situated at the end of a quiet cul de sac on the northern side of the city. Offered with no onward chain, the house has well proportioned accommodation and is presented in good order throughout. On the ground floor the sitting room has an attractive timber floor and a kitchen/breakfast room with an integrated electric oven, gas hob and space for a table and chairs. On the first floor there are two bedrooms with the main bedroom having a built-in wardrobe. This room also has a superb view across open fields towards Old Sarum to the front. Further benefits include PVCu double glazing, gas central heating, a private rear garden and to the side of the terrace is a parking area providing tandem off road parking for two cars. From the close, there is access to a pathway which provides level walking distance to the city and accesses lovely countryside walks. The property would make an ideal purchase for a first time or investment buyer. Sarum Close lies approximately one mile from the city centre which has an excellent range of amenities whilst there are nearby convenience stores on the Wilton and Devizes Road.

Property Specifics

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

Entrance Hall

Overhanging porch, outside light, part glazed front door to;

Sitting Room 13'5" x 9'9" (4.09m x 2.98m)

Window to front, timber floor, radiator, TV and internet point, glazed double doors to;

Kitchen/Breakfast Room 13'2" x 9'3" (4.02m x 2.82m)

Fitted with base and wall units with work surfaces over and both mirrored and tiled splashbacks, sink and drainer with mixer tap under window to rear, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine, space for table and chairs, breakfast bar, radiator, tiled floor, wall mounted boiler and digital timer, window and glazed door to garden.

First Floor - Landing

Airing cupboard housing hot water tank and immersion with shelving, loft access with pull down ladder,

Bedroom One 13'2" x 9'5" (4.02m x 2.89m)

Two windows to front with far reaching views across fields to Old Sarum, fitted wardrobe, TV point, radiator.

Bedroom Two 9'5" x 6'6" (2.89m x 2.00m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising bath with Mira shower over and glass shower screen, wash hand basin, low level WC, heated towel rail, shaver point, part tiled walls, timber floor.

Outside

To the front is a low maintenance gravelled area with a path to the front door, The rear garden has patio, gravelled and lawned areas enclosed by timber fencing. There is a large shed/store and a gate providing access to the front of the terrace.

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 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

Leave Salisbury on the A360 Devizes Road and after passing forwards at the mini roundabout take the next right turn in to Sarum Close. At the bottom of the hill turn right and continue to the end of the cul de sac.

Agents note.

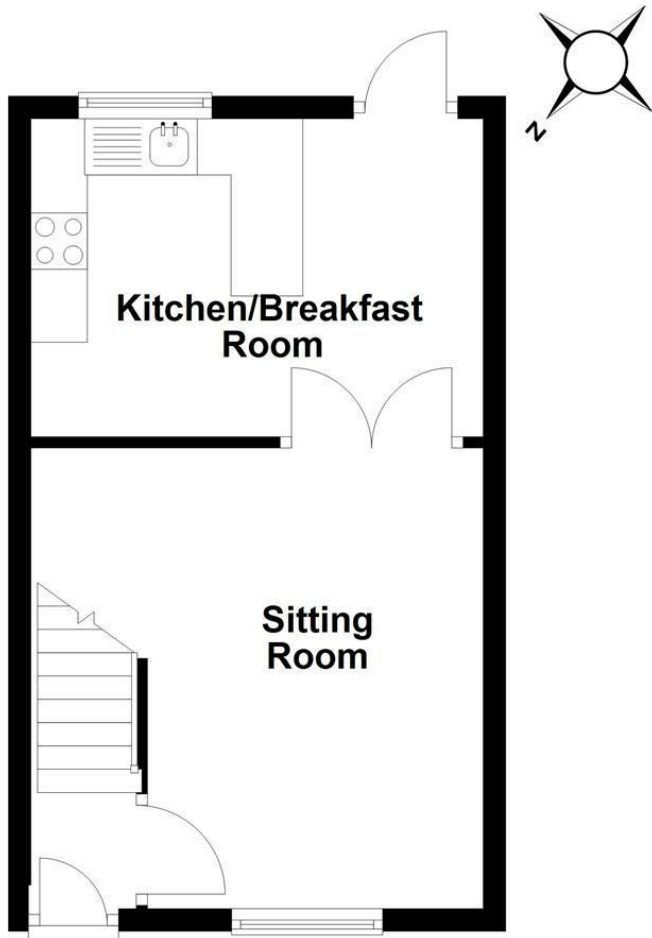
In accordance with Section 29 of the Estate Agents Act, a personal interest is declared.

WHAT3WORDS

What3Words reference is: ///shout.calms.verbs

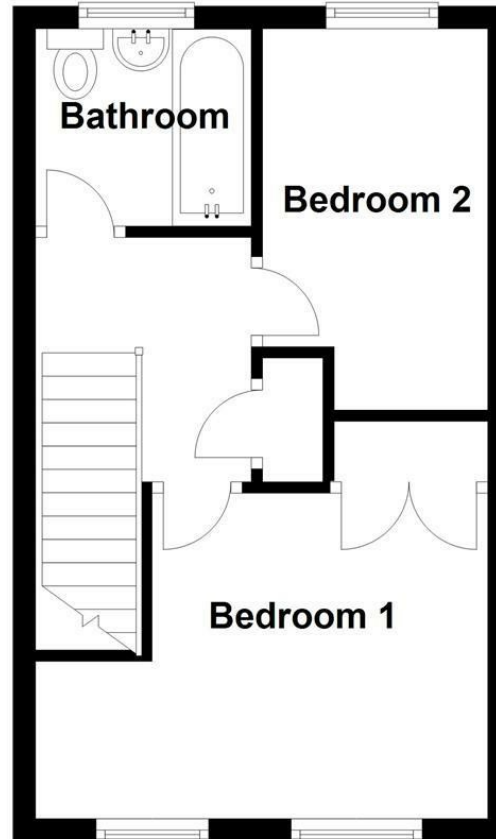
Ground Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.2 sq. feet)



Total area: approx. 56.3 sq. metres (606.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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
residential-sales@hwwhite.co.uk

