



15 Court Street Close, Tisbury, Salisbury, Wiltshire, SP3 6NE

£250,000 Freehold

**A two bedroom semi detached bungalow in a small close of similar properties and offered to the market with no onward chain.**

## **Description**

The property is a two bedroom semi detached bungalow in a quiet close on the edge of this popular village and offered with no onward chain. The accommodation comprises an entrance porch and hallway which has built in cupboards and a walk-in store room. There is a sitting room and a double bedroom with an extensive range of fitted furniture. There is also a further bedroom, a bathroom and a kitchen/breakfast room. To the rear is a lobby area which leads to a cloakroom. Benefits include PVCu double glazing, electric heating and gardens on three sides. Court Street Close is a small cul de sac of similar properties with a communal parking area. The village of Tisbury is situated some 15 miles from the Cathedral City of Salisbury and is on the main line rail connection from London Waterloo to Exeter St Davids. Situated in the heart of the unspoilt Nadder Valley, Tisbury offers a variety of amenities including a doctor's surgery, dental practice, sports centre, Post Office, primary school and several specialist outlets, as well as several public houses.

## **Property Specifics**

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

### **Entrance porch**

Part glazed front door, window to side, electric meter, part glazed door to;

### **Entrance hall**

Night storage heater, loft access, large storage cupboard with shelving, further storage cupboard, airing cupboard housing hot water cylinder and immersion with shelving.

### **Sitting room 14'7" x 13'5" both max (4.47m x 4.11m both max)**

Window to front, night storage heater, TV point.

### **Kitchen/breakfast room 11'5" x 7'9" (3.49m x 2.38m)**

Fitted with base and wall units with work surfaces over, integrated electric oven with hob and extractor over, integrated washing machine, sink and drainer, window to rear, space for table and chairs, electric heater, larder cupboard, part glazed door to rear lobby.

### **Bedroom one 11'9" x 9'7" (3.59m x 2.93m)**

Window to front, night storage heater, range of fitted furniture.

### **Bedroom two 8'8" x 6'9" (2.66m x 2.08m)**

Window to rear, night storage heater.

### **Bathroom**

Fitted with a white suite comprising panelled bath, wash hand basin, low level WC, storage cupboards, tiled walls, obscure glazed window to rear.

### **Rear lobby**

Door to garden, space for tumble dryer, door to;

### **Cloakroom**

Fitted with a low level WC, wash hand basin, obscure glazed window to rear.

### **Outside**

There is an open plan lawned area to the front and a rear garden which has steps up to a lawn which has flower borders as well as a timber shed, outside tap and light. To the side of the bungalow is a larger open plan lawn which extends to the pavement and is partly enclosed by low level hedging.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,702.87.

### **Directions**

Leave Salisbury on the A36 and, upon reaching Wilton, turn left at the roundabout to proceed through the town and leave on the A30. After approximately two miles, turn right at Barford St Martin on to the B3089 and proceed through the village of Dinton. Turn left on to the Tisbury Road and upon reaching Tisbury, Court Street Close can be found on the right hand side.

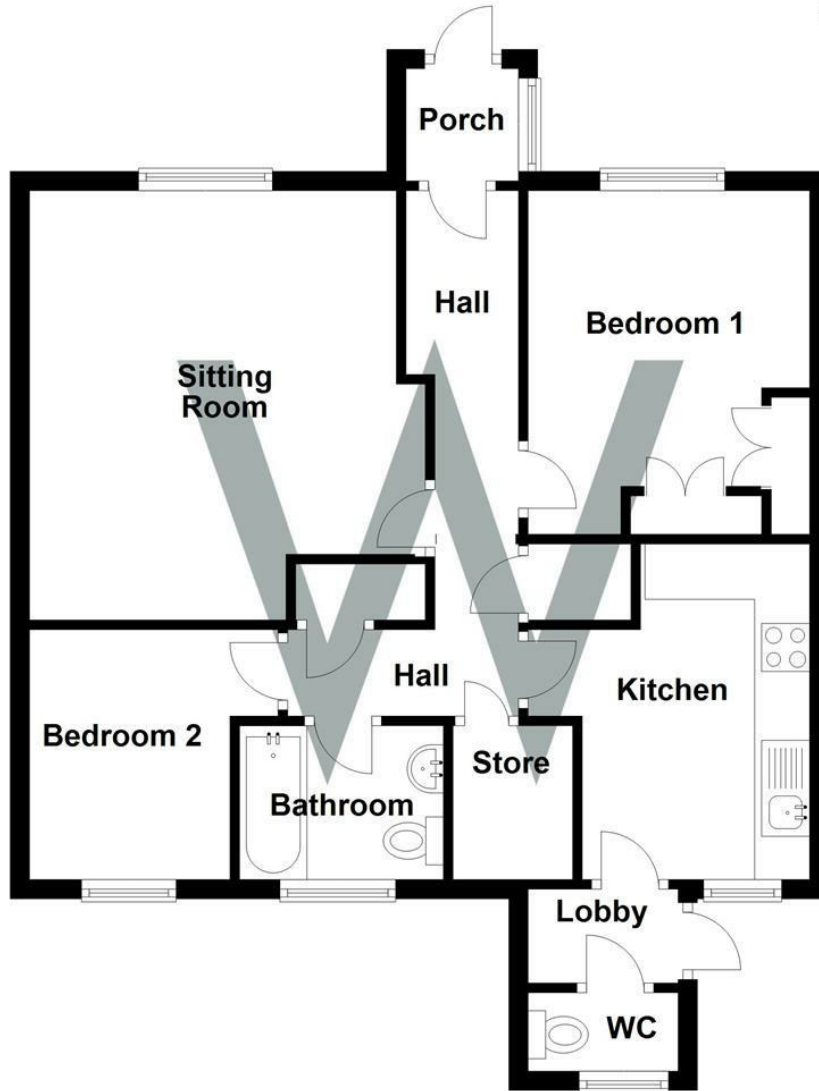
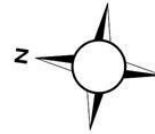
### **WHAT3WORDS**

What3Words reference is: [///mourner.stuffing.codes](https://www.what3words.com/#!/mourner.stuffing.codes)



# Floor Plan

Approx. 62.8 sq. metres (676.2 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)



