



8 The Limes, Shrewton, Salisbury, Wiltshire, SP3 4BW

£285,000 Freehold

## **A well presented terraced house within a popular village location and benefiting from PVCu double glazing, electric heating, a pleasant garden and a garage with off-road parking.**

### **Description**

The property is a well presented, three storey, terraced townhouse within a small development of similar properties built in 2005. Situated at the head of a cul de sac in a terrace of three houses, the property has well proportioned accommodation which comprises an entrance hallway, a cloakroom and a kitchen with a good range of units and an integrated oven. There is also a sitting room on the ground floor which accesses the garden. On the first floor are two bedrooms, one with a deep walk-in wardrobe, and a family bathroom which has a white suite. The master bedroom is on the top floor and has a large en-suite shower room and there are far-reaching views to the front. There is a pleasant rear garden which has a gravelled seating area with steps up to an area of lawn. There is also a single garage in a block of two which has a parking space in front and can be found on the other side of the road. The village of Shrewton lies 12 miles from Salisbury in a northerly direction and offers excellent access to the A303. It has a wide range of amenities including a primary school, a convenience store which has a post office, a garage, churches, a butcher's, a public house and doctors surgeries.

### **Property Specifics**

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

### **Overhanging Porch**

With light. Front door to:

### **Entrance Hallway**

Telephone point, wood laminate floor, electric heater, stairs to first floor.

### **Cloakroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, electric heater, extractor, high level fusebox.

### **Sitting Room 14'9" max x 13'5" (4.52m max x 4.11m)**

Glazed door and windows to rear, wood laminate floor, electric heater, TV point, telephone point, understair cupboard.

### **Kitchen 10'0" x 7'6" (3.07m x 2.31m)**

Fitted with an excellent range of base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and grill with four-ring hob and extractor over, stainless steel sink and drainer with mixer tap under window to front, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, wood laminate floor.

### **First Floor - Landing**

Airing cupboard housing hot water tank and shelving. Stairs to second floor. Electric heater. Doors to bedrooms and bathroom.

### **Bedroom Two 11'10" x 8'0" (3.61m x 2.46m)**

Window to front, electric heater, deep built-in wardrobe.

### **Bedroom Three 14'0" x 7'6" (4.27m x 2.29m)**

Two windows to rear, electric heater.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, panelled bath with handheld shower over, part tiled walls, electric heater, extractor, obscure glazed window to front.

### **Second Floor - Landing**

### **Bedroom One 10'5" x 9'3" (3.20m x 2.82m)**

(part sloping ceilings) Window to front with far-reaching views, electric heater, TV point, over stair cupboard. Door to:

### **En-suite Shower Room**

Fitted with a white suite comprising corner shower cubicle, pedestal wash-hand basin, low level WC, striplight and shaver point.

### **Outside**

The rear garden has a gravelled area directly behind the property which is ideal for a table and chairs and there are steps leading up to the remainder of the garden which is lawned and enclosed by timber fencing. There is also an outside tap.

### **Garage**

The garage can be found on the opposite side of the road in a block of two (the right hand garage belongs to No. 8) and has an up and over door. There is a parking space in front of it. There are also two visitors parking spaces located near to the house.

### **Services**

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

### **Outgoings**

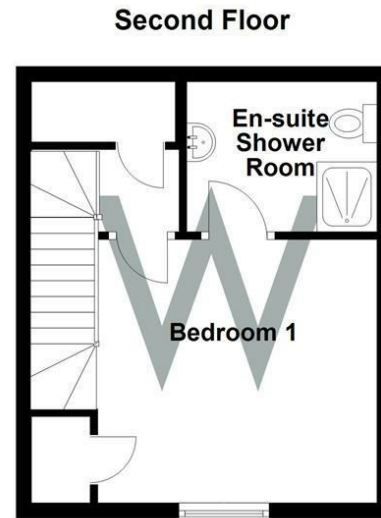
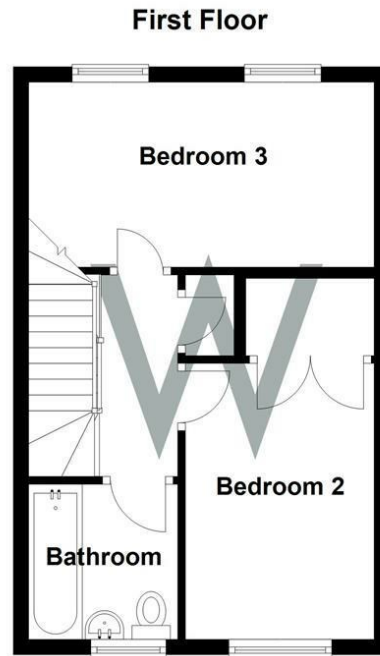
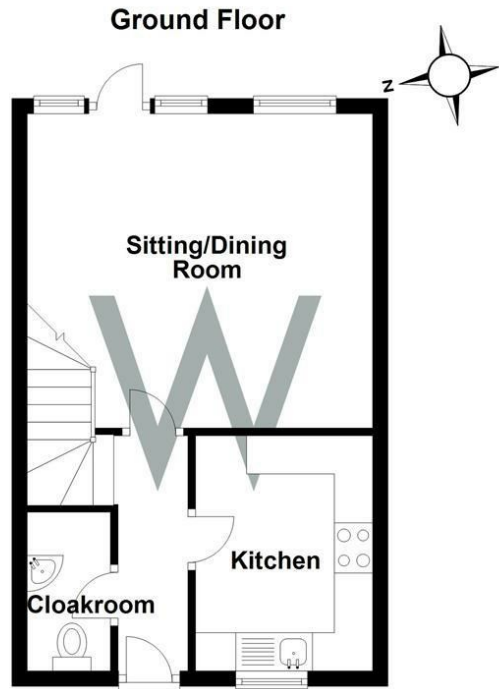
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £1962.27.

### **Directions**

Leave Salisbury on the A360 Devizes Road and after crossing over the A303 at the roundabout continue to the next roundabout turning left towards the village of Shrewton. Proceed into the village turning right at the mini roundabout into the High Street and follow this road before turning right into The Limes. Continue to the top of the cul-de-sac and No. 8 can be found directly in front of you.

### **WHAT3WORDS**

What3Words reference is: [///cookbooks.crusted.moves](https://www.what3words.com/lookup////cookbooks.crusted.moves)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</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 |           |



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