



10 Pauls Dene Road, Salisbury, Wiltshire, SP1 3SE

£385,000 Freehold

An extended three bedroom semi detached house in a side road location and offered with no onward chain.

Description

The property is an extended semi detached house situated in a quiet cul de sac on the northern outskirts of the city. The well proportioned accommodation comprises an entrance hall, a sitting room with an attractive bay window and a family room with a woodburner. The extension forms a large kitchen/dining room which has space for a table and chairs. Also on the ground floor is a study (currently used as a bedroom) and an understair cloakroom. On the first floor are two double bedrooms, a further single bedroom and a bathroom which has a white suite that includes an attractive claw foot bath. The westerly facing rear garden enjoys a raised timber decked area which provides views towards Old Sarum and has steps down to the garden. Features include stripped wooden doors with exposed floorboards through part of the ground floor and benefits include PVCu double glazing, gas central heating and no onward chain. Pauls Dene Road is a quiet cul de sac on the northern outskirts of the city with excellent open spaces nearby (Hudsons Field, Old Sarum, Victoria Park and Bishopdown Country Park). There is a Co-Op store on the nearby Castle Road and there is a regular bus service to the city centre which lies approximately one mile away.

Property Specifics

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

Entrance porch

French doors and windows to front, timber front door to;

Entrance hall

Window to side, stairs with cupboard under, radiator, exposed floorboards, inset spotlights, telephone point.

Sitting room 12'0" x 11'5" (3.66m x 3.50m)

Bay window to front, gas fire with stone surround, mantel and hearth, exposed floorboards, radiator.

Family room 12'6" x 11'5" (3.82m x 3.50m)

Woodburner, exposed floorboards, radiator, inset spotlights, through to;

Kitchen/dining room 14'11" x 14'6" (4.57m x 4.43m)

Fitted with base and wall units with quartz resin work surfaces over, double sink and drainer under window to rear, Range style electric double oven with five ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, space for tumble dryer and American style fridge/freezer, inset spotlights, stone floor, space for table and chairs, part glazed doors to side and rear.

Study 8'1" x 6'11" both max (2.47m x 2.12m both max)

Window to side.

Cloakroom

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

Stairs to first floor - landing

Loft access with pull down ladder, linen cupboard, window to side.

Bedroom one 11'11" x 11'9" (3.64m x 3.60m)

Window to front, radiator.

Bedroom two 12'5" x 11'9" (3.80m x 3.60m)

Window to rear, radiator.

Bedroom three 7'10" x 6'11" (2.40m x 2.11m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising claw foot bath with telephone style shower attachment over, low level WC, pedestal wash hand basin, cupboard housing gas boiler, heated towel rail, obscure glazed window to rear, part tiled walls and tiled floor.

Outside

To the front of the property, wrought iron gates lead to a lawned area with steps leading down to the front door. To the side of the house is a fenced paved area with outside lights. The rear garden has a raised timber decked area with outside power points and an outside light. Steps lead down to a lawn with a timber shed and timber fenced borders. Outside tap.

Services

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

Outgoings

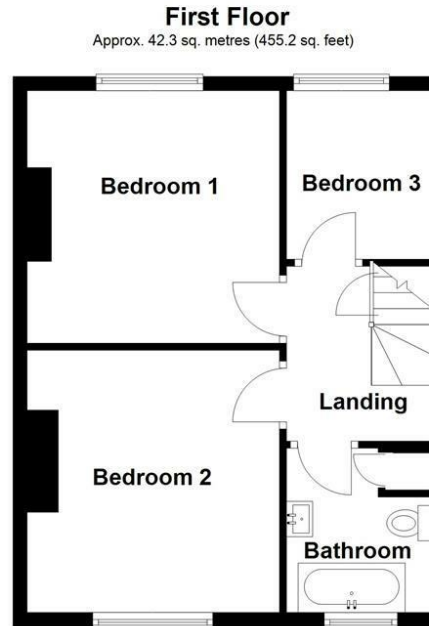
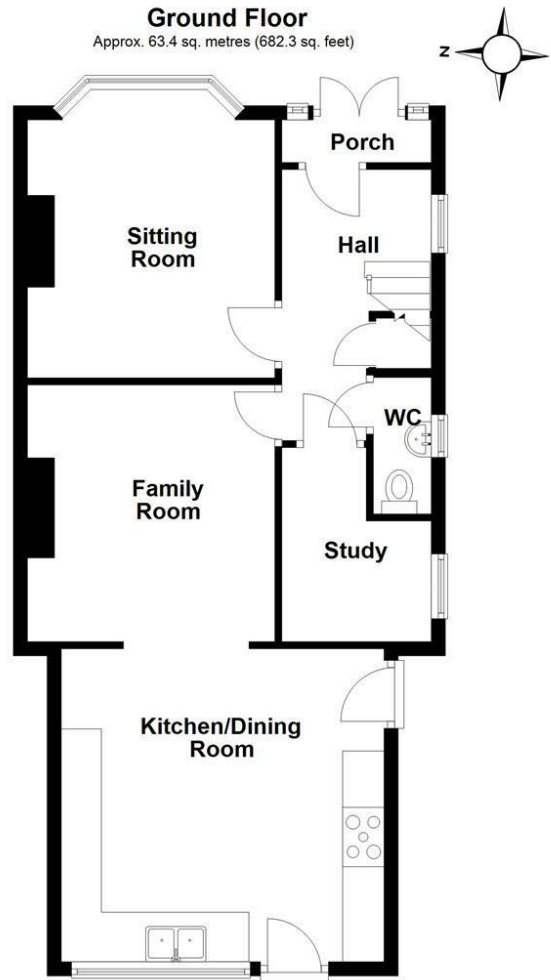
The Council Tax Band is ' D ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. Crossing two mini roundabouts, take the next right hand turn into Pauls Dene Road. Turn right again and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///shame.windows.venues



Total area: approx. 105.7 sq. metres (1137.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 82 |
| (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 | | |



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