



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

Guide Price £325,000 Freehold

A spacious three bedroom terraced house with a garage and off road parking. Offered to the market with no onward chain.

Description

The property is a deceptively spacious terraced house in a side road location on the northern outskirts of the city. The accommodation comprises a large entrance porch, an entrance hallway, two reception rooms and a kitchen on the ground floor with a useful side access path leading from the porch to the rear garden. On the first floor are three bedrooms, a large bathroom and a separate WC. The house does require some updating but benefits from PVCu double glazing and gas fired central heating. To the front of the property there is a garden area and to the rear there is a good sized rear garden. on the other side of the road is a single garage with a parking space. 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, Bishopdown Country Park) and there is a regular bus service to the city centre which lies approximately one mile away. Offered to the market with no onward chain.

Property Specifics

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

Entrance porch

Two windows to front, door to side access path through to rear garden, part glazed front door to;

Entrance Hall

Stairs with cupboard under, radiator, wall mounted thermostat, two leaded windows to front.

Sitting Room

Bay window to front, radiator, tiled fireplace, TV point.

Dining Room

Window to rear, tiled fireplace, radiator, door to larder cupboard.

Kitchen

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, sink and drainer, space/plumbing for washing machine, space for fridge/freezer, radiator, glazed door to rear.

First Floor - Landing

Loft access.

Bedroom One

Window to front, radiator, tiled fireplace.

Bedroom Two

Window to rear, tiled fireplace, radiator, cupboard housing Worcester gas boiler.

Bedroom Three

Window to front, radiator, door to built in wardrobe.

Bathroom

Fitted with a suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, airing cupboard housing factory insulated hot water cylinder and immersion with shelving, shaver point.

Outside

To the front of the property is a lawn with flower borders and a path to the front door. The rear garden has a patio area with steps down to the lawn which is enclosed by walling and timber fencing. On the other side of the road is a single garage (looking at the row of garages it is the second on the left with a white door) with a parking space in front.

Services

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

Outgoings

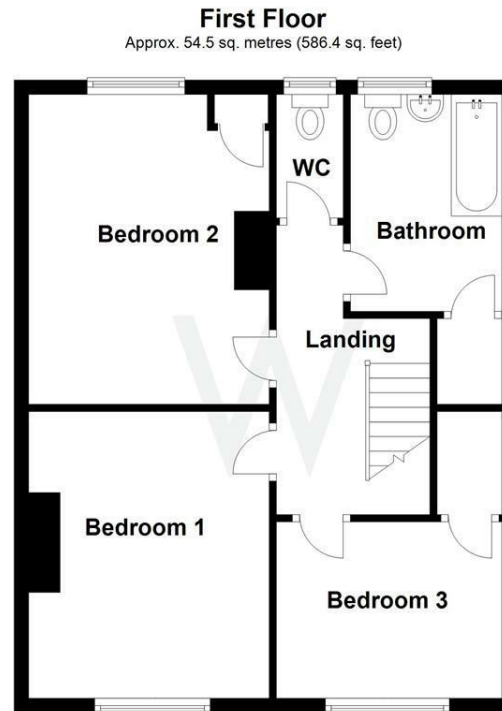
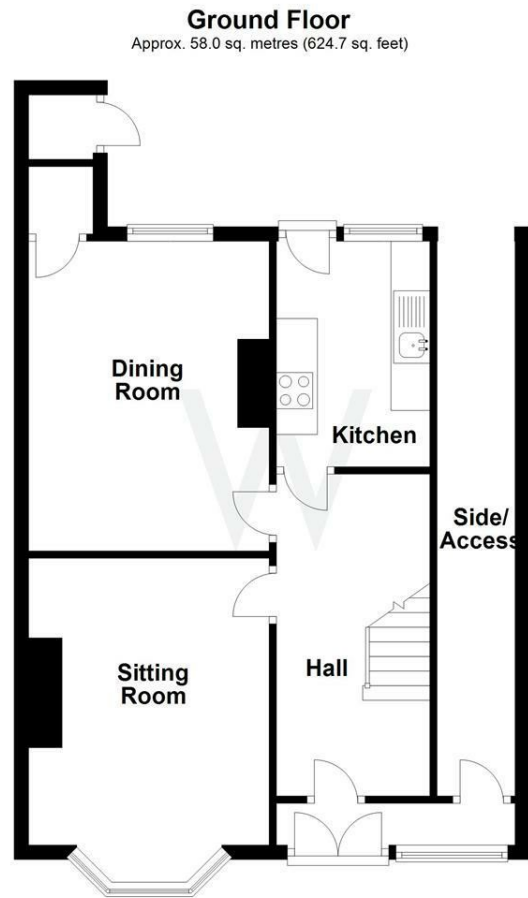
The Council Tax Band is D and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60

Directions

From our offices 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. The property will be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///thrashed.mammals.fatter](https://www.what3words.com/#!/en/uk/096222/096222/thrashed.mammals.fatter)



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)



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

