



28 Penruddock Close, Salisbury, Wiltshire, SP2 9HH

£189,950 Freehold

An end of terrace two bedroom house offered with no onward chain.

Description

The property is an end of terrace house enjoying an elevated position within a small close of houses. The property comprises a sitting room which leads to a kitchen/dining room. On the first floor are two good size bedrooms and a family bathroom with a white four piece suite. The house benefits from PVCu double glazing, part electric heating, gardens to the front and rear and an off road parking space. There are also far reaching views. The property is offered to the market with no onward chain. Penruddock Close lies on the western side of the city with a regular bus route to the nearby city centre. There are good local amenities including a shop, post office, doctor's surgery (both secondary and primary).

Property Specifics

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

Sitting room 13'11" x 11'3" (4.25m x 3.45m)

Window to front, wood laminate floor, stairs, cupboard with electric fusebox, internet point, arch to;

Kitchen/dining room 13'11" x 11'9" (4.25m x 3.59m)

Base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, space for electric cooker, space/plumbing for washing machine, window and part glazed door to rear.

Stairs to first floor - landing

Loft access.

Bedroom one 11'3" x 10'8" (3.45m x 3.27m)

Window to front, electric heater, airing cupboard housing hot water tank and shelving.

Bedroom two 10'10" x 7'1" (3.32m x 2.17m)

Window to rear, electric heater.

Bathroom

Fitted with a suite comprising shower cubicle, bath, low level WC, wash hand basin, obscure glazed window to rear, extractor.

Outside

To the front of the property is a banked, grassed area with steps up to the front door. There is a side access gate and path to the rear garden which is lawned with a large timber shed/store. Enclosed by timber fencing.

Services

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

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Directions

Leave Salisbury on the A36 Wilton Road, turning right on to Roman Road before Skew Bridge. Turn left on to Pembroke Road and continue on this road turning left at the next junction. Take the second right in to Festival Avenue bearing right and proceeding down the hill. As the road bears to the left turn right in to Penruddock Close and the property can be found on the right hand side.

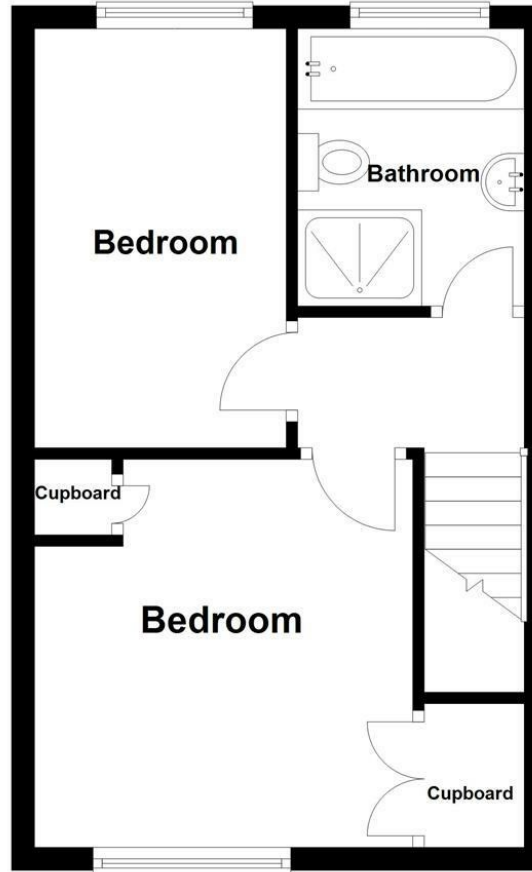
WHAT3WORDS

What3Words reference is: ///begins.emerge.lower.

Ground Floor



First Floor



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	57
(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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