



29 Sassoon Close, Salisbury, Wiltshire, SP2 9LR

£325,000 Freehold

**A modern end of terrace townhouse with well proportioned accommodation arranged over three floors, . The property is located within a cul-de-sac and benefits from PVCu double glazing, gas fired central heating, gardens and a single garage.**

### **Directions**

From our office in Castle Street proceed away from the city and at the roundabout turn left onto the ring road. At St Paul's roundabout take the third exit onto the A360 Devizes Road and pass over the next mini-roundabout. Turn left into Queen Alexandra Road and continue before turning right into Sassoon Close. Bear right at the fork and No. 29 can be found after a short distance on the right hand side.

### **Description**

The property is a well proportioned, deceptively spacious, end of terrace townhouse situated within a popular residential cul-de-sac on the western outskirts of the city. The property is offered in good order and comprises an entrance hallway, a cloakroom, a kitchen/breakfast room which has a bay window to the front elevation with space for a table and chairs. There is a sitting/dining room with French doors leading out onto the rear garden. On the first floor are three bedrooms together with a family bathroom and on the second floor is a master bedroom which is of generous size and has an en-suite shower room. There is a pleasant rear garden which has an access gate leading into a car park area where there is a single garage (the garage to No. 29 is the nearest garage to the garden, being the left hand one in a block of three). The property further benefits from PVCU double glazing and gas fired central heating.

### **House Specifics**

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

Front door to:

#### **Entrance hallway**

Radiator, wood laminate floor, stairs, telephone point, wall mounted thermostat. Doors to kitchen/breakfast room, cloakroom and to:

#### **Sitting/dining room 16'6" x 15'1" (5.03m x 4.60m)**

(maximum measurements due to L-shaped room) Wood laminate floor, window to rear, TV point, French doors to garden.

#### **Kitchen/breakfast room 13'1" x 8'2" (4m x 2.49m)**

Fitted with cream-fronted base and wall units with roll top work surfaces, integrated electric oven with four-ring gas hob and extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, tiled floor, space for table and chairs, window to front, radiator, understair cupboard.

### **Cloakroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, radiator, wood laminate floor, extractor fan, high level electric fuse box.

### **First floor - landing**

Stairs to second floor, airing cupboard with shelving.

#### **Bedroom two 14'7" x 8'4" (4.45m x 2.54m)**

(maximum measurements) Window to front, radiator.

#### **Bedroom three 12'2" x 8'4" (3.71m x 2.54m)**

(maximum measurements) Window to rear, radiator.

#### **Bedroom four/home office 8'6" x 6'3" (2.59m x 1.91m)**

Window to front, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash-hand basin, panelled bath with shower over and screen, obscure glazed window to rear.

### **Second floor**

#### **Bedroom one 22' max x 11'6" (6.71m max x 3.51m)**

plus recess (part sloping ceilings). Window to front with far-reaching views, Velux window to rear, two radiators, access to loft, over stair wardrobe, range of fitted wardrobes and drawers. Door to:

#### **En-suite shower room**

Fitted with a white suite comprising low level WC, wash-hand basin with cupboard under, shower cubicle, built-in shelving, radiator, shaver point, extractor, Velux window to rear.

### **Outside**

To the front of the property is an area of open plan grass with a path leading to the front door. The rear garden has a patio area with the remainder being lawned and enclosed by fencing with a rear access gate. This leads into a communal area where there is a SINGLE GARAGE in a block with a pitched tiled roof and an up and over door.

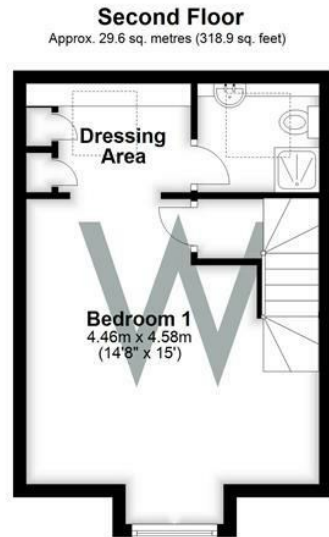
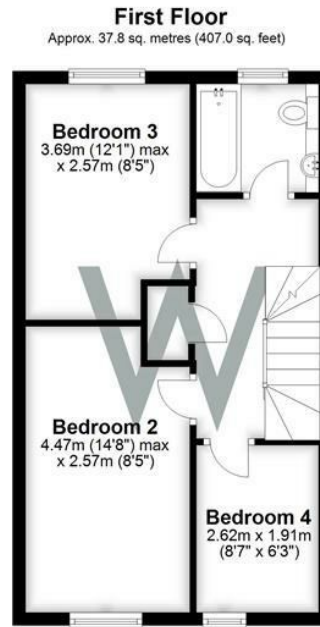
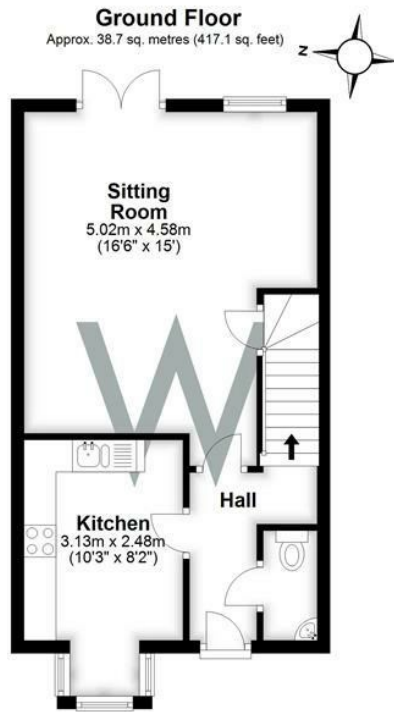
### **Services**

Mains gas, water, electricity and drainage are connected to the property. Gas fired central heating by radiators.

### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2021/2022 payable to Wiltshire Council is £2,107.75.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	84
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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