



Westview Cottage, The Green, Laverstock, Salisbury, Wiltshire, SP1 1QS

£279,000 Freehold



**A two bedroom character cottage in excellent order throughout and offered to the market with no onward chain.**

### **Description**

The property is an attractive period cottage which is presented in excellent order throughout and offered to the market with no onward chain. The accommodation comprises an entrance lobby which leads to a sitting/dining room. The kitchen has a good range of units with an integrated oven and hob and a door leading to the garden. The bathroom has a white three piece suite with a shower over the bath. On the first floor there are two good size bedrooms, both with built in wardrobes. There is a small low maintenance garden to the front and the rear garden has been tiered with steps up to a raised timber deck which provides views over the surrounding area. Benefits include PVCu double glazing and gas central heating. The property lies within the older part of Laverstock with an attractive outlook over The Green and lies close to local amenities including schools, a convenience store and a bus service in to Salisbury city centre which lies approximately one mile away.

### **Property Specifics**

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

#### **Entrance lobby**

Window to front, inset doormat, through to:

#### **Sitting/dining room 19'0" x 12'8" (5.81m x 3.88m)**

Window to front, two radiators, telephone and TV points, inset spotlights, space for table and chairs, stairs with storage under, wall mounted digital control for central heating, glazed double doors to:

#### **Kitchen 8'8" x 6'9" (2.65m x 2.06m)**

Fitted with cream fronted base and wall units with work surfaces over and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, sink and drainer under window to rear, space for fridge/freezer, space/plumbing for washing machine, gas boiler, part glazed door to garden.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, extractor, obscure glazed window to rear.

#### **Stairs to first floor - Landing**

Window to side.

#### **Bedroom one 10'1" plus door recess x 9'3" (3.09m plus door recess x 2.82m)**

Window to rear, radiator, inset spotlights, over stair wardrobe with hanging rail and shelving.

#### **Bedroom two 13'6" x 6'5" (4.13m x 1.97m)**

Window to front, radiator, loft access, inset spotlights, sliding doors to built in wardrobe.

### **Outside**

To the front of the property is a gravelled area enclosed by fencing. The rear garden has been landscaped and has a lawn area with steps leading up to an elevated timber decked area from where there are elevated views. There is an outside tap and light.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,899.06

### **Directions**

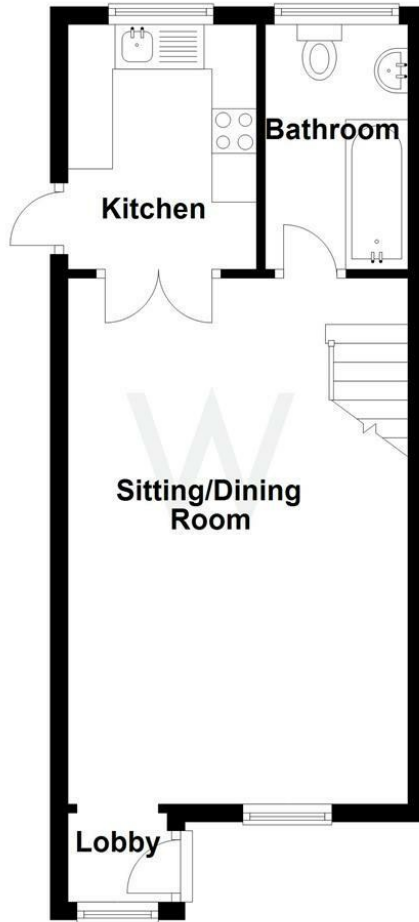
From our offices in Castle Street proceed away from the city centre and turn right at the roundabout on to the ring road. At the next roundabout take the third exit forwards in to Wain-a-Long Road and at the bottom of the hill turn right before turning left at the mini roundabout. Continue in to Laverstock and upon reaching The Green the property can be found on the right hand side just after the junction with Duck Lane.

### **WHAT3WORDS**

What3Words reference is: [///lowest.harder.large](https://www.what3words.com/lowest.harder.large)

## Ground Floor

Approx. 34.6 sq. metres (372.9 sq. feet)



## First Floor

Approx. 22.5 sq. metres (242.6 sq. feet)



Total area: approx. 57.2 sq. metres (615.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A	67	88
(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](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)



