



11 Swayne Road, Bulbridge, Wilton, Salisbury, Wiltshire, SP2 0LR

£350,000 Freehold

A two bedroom detached bungalow situated in a popular residential area and offered to the market with no onward chain.

Description

The property is an extended detached bungalow situated on an established and popular residential development. The accommodation comprises an entrance hallway, a sitting room which leads to a large conservatory extension, two double bedrooms, a well fitted kitchen with an integrated oven and microwave and a family bathroom. Benefits include PVCu double glazing, gas central heating (the boiler was replaced approximately two years ago), a detached single garage with ample off road parking and gardens to the front and rear. Swayne Road lies approximately one mile from the centre of Wilton which has an excellent range of amenities including doctors and dentist surgeries, library and a good range of convenience stores. There is a regular bus service to Salisbury which lies approximately three miles away. There is also a nearby primary school.

Property Specifics

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

Entrance hall

Access to loft with pull down ladder (gas boiler is situated in the loft), radiator, wall mounted thermostat, high level cupboard housing electric fusebox.

Sitting room 15'8" x 11'5" (4.78m x 3.48m)

Window to side, open fireplace with stone surround, hearth and backdrop with timber mantel over, two radiators, sliding doors to;

Conservatory 14'0" x 7'3" both max (4.27m x 2.22m both max)

Brick and double glazed elevations, pitched polybcarbonate roof, French doors to garden, tiled floor, radiator.

Kitchen 12'2" x 8'5" (3.72m x 2.58m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, grill and microwave, stainless steel sink and drainer with mixer tap under window to front, space/plumbing for washing machine, space for fridge/freezer, wood laminate floor, inset spotlights, linen cupboard with shelving and towel rail, radiator.

Bedroom one 11'3" x 11'2" (3.44m x 3.41m)

Window to rear, radiator.

Bedroom two 10'2" x 9'7" (3.10m x 2.93m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath with shower over and shower screen, part tiled walls, extractor, inset spotlights, heated towel rail, obscure glazed window to side.

Outside

To the front of the property is a lawned area with a path to the front door. There is a driveway with off road parking for 3 to 4 cars in front of the detached garage. The rear garden is mainly lawned with a flower border and is enclosed by timber fencing.

Garage 17'0" x 9'4" (5.20m x 2.87m)

Up and over door, power and light, window to rear, door to garden.

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 £1,971.84.

Directions

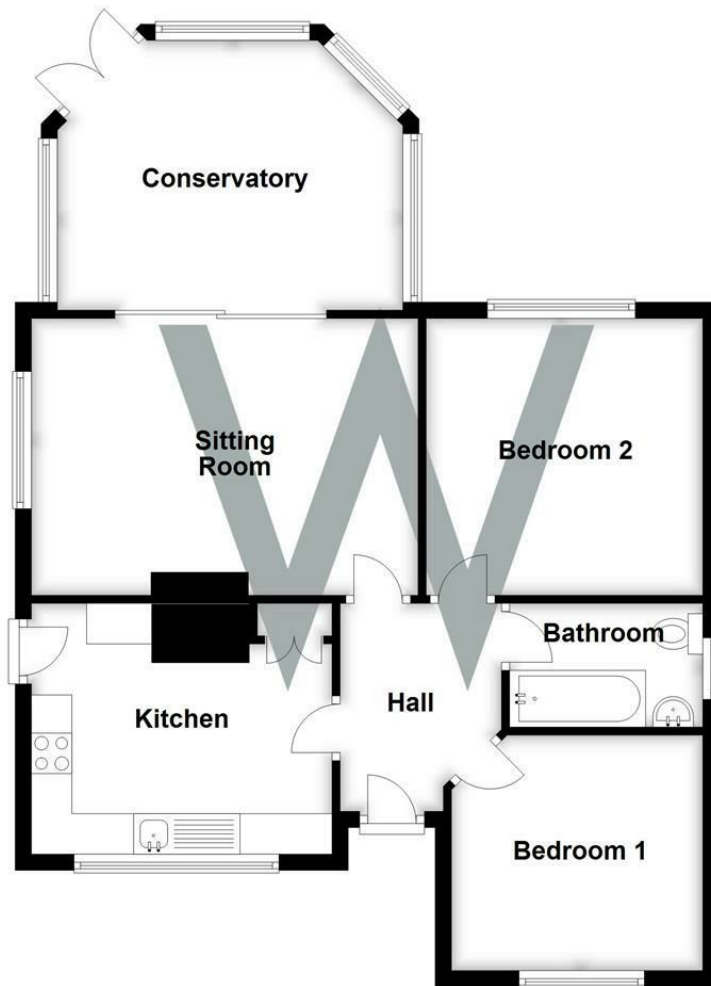
Leave Salisbury on the A36 and upon reaching Wilton turn left at the first roundabout. In the centre of the town turn left at the traffic lights into South Street and proceed up the hill before taking the third right hand turn into Bulbridge Road. Take the second left in to Swayne Road and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///phones.sketching.cosmic](https://www.what3words.com/#!/phones.sketching.cosmic)

Floor Plan

Approx. 72.0 sq. metres (774.6 sq. feet)



Total area: approx. 72.0 sq. metres (774.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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