



28 Winterslow Road, Porton, Salisbury, Wiltshire, SP4 0LR

£400,000 Freehold

A detached bungalow in need of some updating with a good sized garden and offered to the market with no onward chain.

Directions

From Salisbury take the A345 northwards and at the Beehive Roundabout turn right on to Portway. At the next roundabout proceed straight over on to the A338 and after approximately a quarter of a mile, turn right at the crossroads in to porton on the Winterslow Road. The property can be found after approximately 500 yards on the right hand side.

Description

The property is a detached bungalow centrally situated in a good sized plot and offered to the market with the benefit of vacant possession. The bungalow is in need of some updating and offers a superb opportunity for extending. the accommodation comprises an entrance hallway, a sitting room with a double aspect which leads through to the dining room. There is a kitchen with a larder cupboard and this leads to a conservatory. There are three bedrooms with the two double bedrooms having built in wardrobes. There is also a shower room. benefits include PVCu double glazing and gas central heating. The gardens are a particular feature of the property with a large area to the front and the rear garden has a private aspect. There is a detached garage and ample off road parking with a turning area. The property lies centrally in this popular village which is approximately 5 miles north of Salisbury. Amenities include a local shop, post office, church, recreation ground and two primary schools nearby in Idmiston and Gomeldon.

Property Specifics

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

Entrance hall

Covered porch with light and tiled step, glazed front door, telephone point, two radiators, loft access, airing cupboard housing factory insulated hot water cylinder and immersion.

Sitting room 13'11" x 13'2" (4.25m x 4.02m)

Windows to front and side, radiator, through to:

Dining room 9'5" x 9'5" (2.89m x 2.88m)

Radiator, cupboard with wall mounted gas boiler, serving hatch to kitchen, French doors to conservatory.

Kitchen 9'11" x 9'5" (3.04m x 2.88m)

Fitted with base and wall units, integrated gas oven nad hob with extractor over, sink and drainer under window to rear, space for fridge/freezer, larder cupboard also housing electric fusebox, further storage cupboard and part glazed door to:

Conservatory 17'11" x 9'8" (5.47m x 2.97m)

Brick and glazed elevations with a pitched glazed roof, tiled floor and part glazed door to garden.

Bedroom one 11'9" x 10'11" (3.59m x 3.35m)

Windows to front and side, radiator, built in wardrobes.

Bedroom two 9'11" x 9'9" (3.03m x 2.98m)

Window to rear, radiator, built in wardrobes.

Bedroom three 10'0" x 9'2" (3.05m x 2.81m)

Window to front, radiator.

Shower room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, extractor, obscure glazed window to rear.

Outside

To the front of the property is an area of lawn with a driveway and turning area providing ample off road parking. To the rear is a paved and lawned area with well stocked flower borders and a timber shed. There is an outside tap and light.

Garage 17'3" x 9'4" (5.26m x 2.85m)

Detached and with a pitched tiled roof, power and light. a side door leads in to the garden.

Services

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

Outgoings

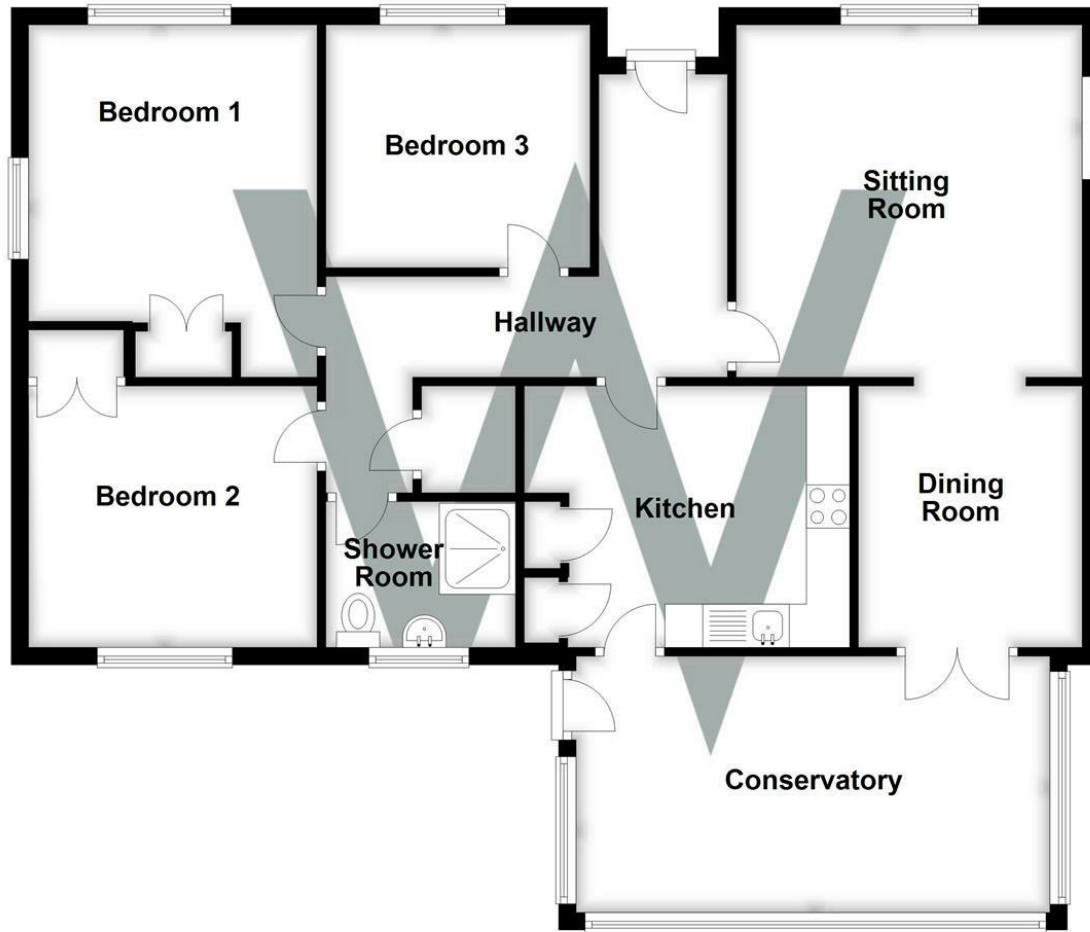
The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,140.54.

WHAT3WORDS

What3Words reference is: ///glimmers.bagels.tanks

Floor Plan

Approx. 103.4 sq. metres (1113.4 sq. feet)



Total area: approx. 103.4 sq. metres (1113.4 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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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