



8 Avon View, Castle Street, Salisbury, Wiltshire, SP1 3SY

£299,950 Freehold



## A modern two bedroom semi detached city centre house quietly set at the end of a pedestrian cul de sac with river views.

### Description

The property is a two bedroom semi detached house conveniently situated at the end of a quiet pedestrian cul de sac in the heart of the city with river frontage. The well proportioned accommodation comprises an entrance hallway and a sitting/dining room with French doors leading out on to the rear courtyard garden. There is also a kitchen with an excellent range of cream fronted units, integrated appliances and French doors on to the garden again. On the first floor are two double bedrooms both with fitted wardrobes and a family bathroom. Benefits include river frontage, gas fired central heating with a new boiler installed in 2021, PVCu double glazing and two garden areas to the front and rear. Avon View is situated a convenient distance from the market square and all the amenities Salisbury offers.

### Property Specifics

The accommodation is arranged as follows:

#### Entrance Hall

Part glazed front door, stairs with storage area under, wood effect floor, radiator.

#### Sitting/Dining Room 19'0" x 11'6" both max (5.81m x 3.51m both max)

Part glazed door to front, French doors to rear, two radiators, TV point, space for table and chairs.

#### Kitchen 8'8" x 8'0" (2.66m x 2.45m)

Fitted with cream fronted base and wall units with work surfaces and tiled splashbacks, integrated electric oven, four ring hob and extractor, microwave, fridge/freezer, washing machine and dishwasher, French doors to garden, sink and drainer under window to side, full height storage cupboard, wood effect floor.

#### First Floor - Landing

Storage cupboard, loft access.

#### Bedroom One 10'0" x 9'5" (3.07m x 2.88m)

Window to front, TV point, radiator, Built in wardrobe.

#### Bedroom Two 9'4" x 8'6" (2.86m x 2.60m)

Window to rear, built in wardrobe.

### Bathroom

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail.

### Outside

To the front of the property there is a paved courtyard area accessed from the sitting room. The rear garden is paved and offers river views.

### 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 £2395.60.

### Directions

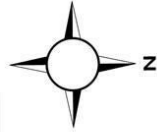
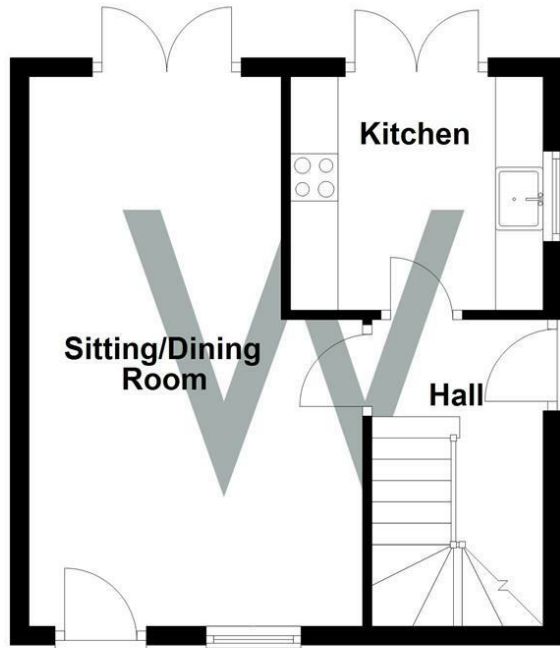
From our offices in Castle Street proceed away from the city centre and after approximately 100 yards there is a pedestrianised, gated access to Avon View. The property can be found at the end of this path.

### WHAT3WORDS

What3Words reference is: [///ballots.riches.woods](https://www.what3words.com/#!/ballots.riches.woods)

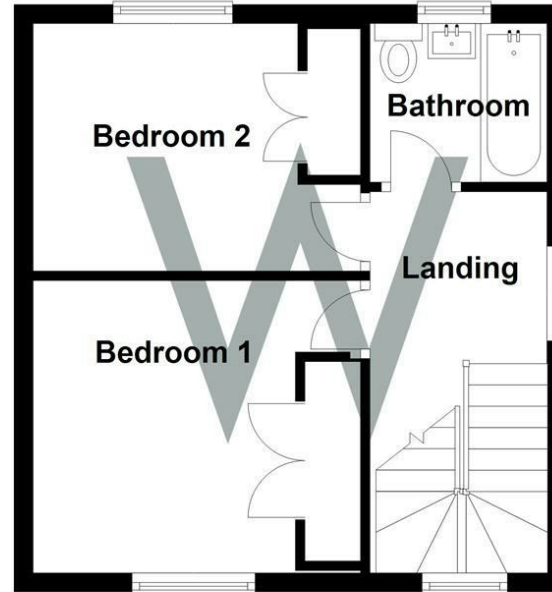
## Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



## First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 62.9 sq. metres (677.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92 plus] <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions [92 plus] <b>A</b>	
[81-91] <b>B</b>		[81-91] <b>B</b>	
[69-80] <b>C</b>		[69-80] <b>C</b>	
[55-68] <b>D</b>		[55-68] <b>D</b>	
[39-54] <b>E</b>		[39-54] <b>E</b>	
[21-38] <b>F</b>		[21-38] <b>F</b>	
[1-20] <b>G</b>		[1-20] <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>89</b>	<b>69</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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