



2 Chicheley Lane, St Peters Place, Salisbury, Wiltshire, SP2 9GJ

£260,000 Freehold

A modern two bedroom terrace house with a garden and two parking spaces and offered in excellent order throughout.

Description

The property is a modern two bedroom terraced house (in a terrace of three) which was constructed in 2019 by Persimmon Homes. The property is presented in excellent order throughout and its condition is complemented by a number of upgrades to the house when first purchased such as wood effect flooring throughout the ground floor and integrated appliances. On the ground floor is an entrance hallway, a cloakroom, a sitting room and a kitchen/breakfast room which has all the appliances integrated. On the first floor are two double bedrooms and a bathroom. To the front of the property are two off road parking spaces and the rear garden enjoys a south westerly aspect. Further benefits include PVCu double glazing and gas central heating together with the remainder of the new homes warranty. St Peter's Place is located at the top of Devizes Road and is a modern development which has a primary school and further amenities planned. It lies approximately two miles from the centre of Salisbury and also conveniently close to the market town of Wilton.

Property Specifics

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

Entrance hall

Part glazed front door, stairs.

Cloakroom

Fitted with a low level WC, pedestal wash hand basin, obscure glazed window to front.

Sitting room 14'10" max x 9'4" (4.54m max x 2.85m)

Window to front, radiator, media plate, understair cupboard, door to;

Kitchen/breakfast room 12'6" x 8'0" (3.82m x 2.44m)

Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, integrated electric double oven with four ring hob and extractor over, integrated fridge/freezer and washer/dryer, wall mounted Ideal gas boiler, space for table and chairs, French doors to rear, inset spotlights. (there is additional plumbing for a dishwasher if required).

Stairs to first floor - landing

Loft access with pull down ladder to part boarded loft.

Bedroom one 12'9" x 8'5" (3.90m x 2.57m)

Window to front, radiator, over stair cupboard.

Bedroom two 12'9" x 8'2" (3.90m x 2.50m)

Window to rear, radiator.

Bathroom

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

Outside

To the front of the property are two off road parking spaces. The rear garden has a patio area, the remainder being lawned and enclosed by timber fencing. There is a shed and a rear access gate.

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 £2,129.43.

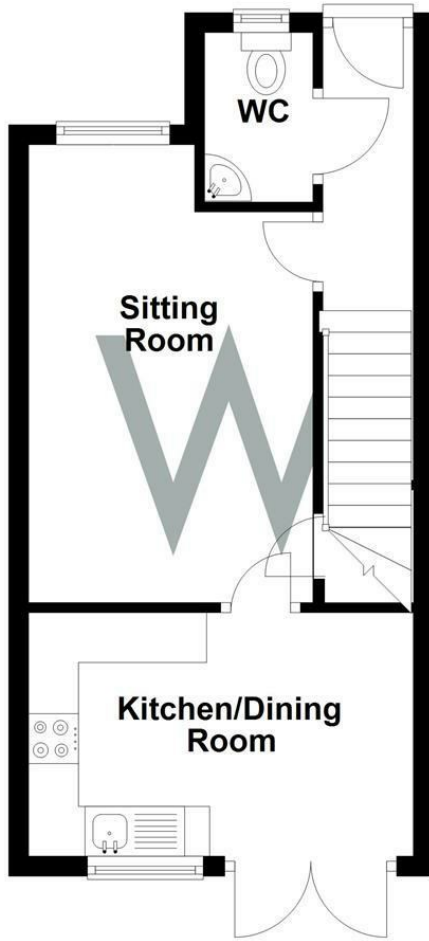
Directions

Leave Salisbury on the A360 Devizes Road and after approximately 2 miles turn left in to Adlam Way at the roundabout by the primary school signposted to St Peters Place. Continue along this road and turn right in to Ivie Place and then left in to Chicheley lane. The property can be found on the left hand side.

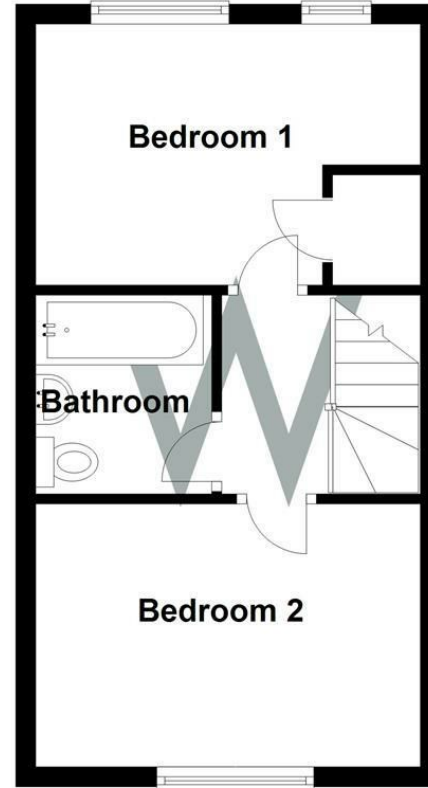
WHAT3WORDS

What3Words reference is: [///webcams.victory.sympathy](https://www.what3words.com/victory.sympathy)

Ground Floor
Approx. 29.9 sq. metres (321.9 sq. feet)



First Floor
Approx. 28.8 sq. metres (309.5 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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