



17 Longspee Lane, St Peters Place, Salisbury, Wiltshire, SP2 9GA

£250,000 Freehold

**A modern two bedroom end of terrace house situated on a popular development and offered to the market with no onward chain.**

## **Description**

The property is a modern end of terrace house built by Permisson Homes two years ago on the popular St Peters Place development on the north western edge of the city. The well presented accommodation comprises an entrance hallway, a cloakroom, a sitting room and a kitchen/dining room which has an integrated oven and hob together with French doors leading on to the rear garden. There is wood effect flooring throughout the ground floor. On the first floor are two double bedrooms and a bathroom with a waterfall style shower over the bath. Benefits include PVCu double glazing, gas fired central heating with zoned thermostats and two parking spaces in front of the property. There is also a 10 year 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. NO ONWARD CHAIN.

## **Property Specifics**

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

### **Entrance Hall**

Part glazed front door, radiator, stairs, inset spotlights.

### **Cloakroom**

Fitted with a low level WC, wash hand basin, electric fusebox, inset spotlights, obscure glazed window to front.

### **Sitting Room 15'1" x 9'5" max (4.62m x 2.89m max)**

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

### **Kitchen/Dining Room 12'7" x 8'0" (3.84m 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 oven with four ring hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, inset spotlights, radiator, French doors to rear and garden.

### **First Floor Landing**

Loft access.

### **Bedroom 1 12'8" x 8'1" (3.88m x 2.47m)**

Window to rear, radiator.

### **Bedroom 2 12'9" x 8'5" both max (3.89m x 2.58m both max)**

Two windows to front, radiator, fitted cupboard.

### **Bathroom**

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

### **Outside**

To the front of the property there is off road parking for two cars. There is a side access path leading via a gate in to the rear garden. This is lawned and enclosed on all sides by timber fencing.

### **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

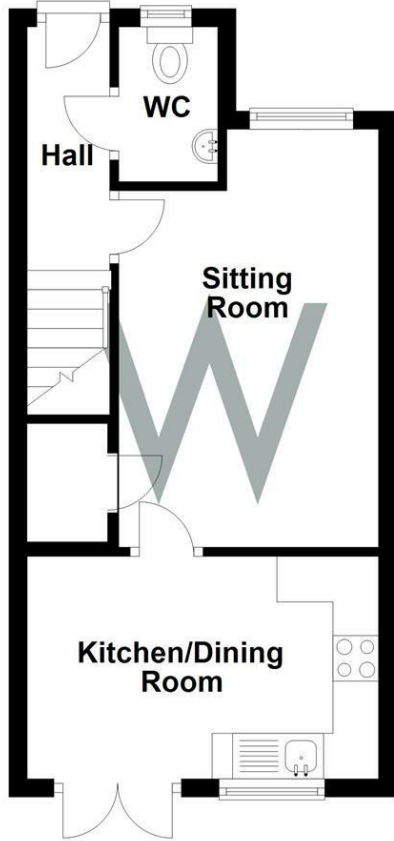
### **Directions**

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 take the last turn on the right in to Longspee Drive. The property can be found after a short distance on the left hand side.

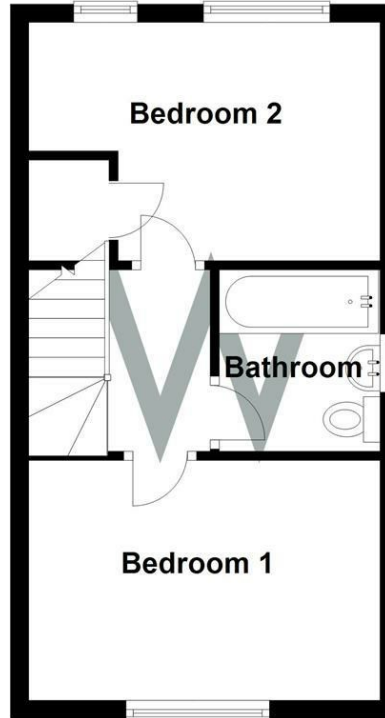
### **WHAT3WORDS**

What3Words reference is:

**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)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

