



4 Claybush, Chilmark, Salisbury, Wiltshire, SP3 5BJ

Fixed Asking Price £275,000 Freehold

Set in a lovely rural location on the edge of this Nadder valley village, a semi-detached family home, recently modernised but in need of final finishing.

Description

A semi-detached family home set in a very quiet location on the edge of the village, recently modernised including new bathroom suite and rewiring but in need of final finishing (a full kitchen and flooring). The accommodation consists of entrance porch, hall, kitchen/diner, sitting room, 3 bedrooms and bathroom. There is also a useful workshop, good sized front and rear gardens, double glazed windows and the latest eco friendly Ecostrad wifi controlled electric panel heaters. It is located in the Cranborne Chase area of outstanding natural beauty. No chain.

Entrance Porch

Double doors to front, quarry tiled floor.

Entrance Hall

Stairs to first floor.

Sitting Room

Open fireplace.

Kitchen/Diner

Work surface with inset sink and drainer, cupboards below. Built in dresser unit, cupboard housing Sunamp heat battery for hot water installation ready for solar panel connection), door to rear Lobby and workshop.

Rear Lobby and workshop

Doors to side pedestrian access and rear garden.

First floor Landing

Hatch to loft space

Bedroom 1

Deep wardrobe cupboard.

Bedroom 2

Wardrobe.

Bedroom 3

Wardrobe.

Bathroom

Recently fitted suite with panel bath, electric shower over and glass screen, wc and hand basin, heated towel rail, extractor fan. Tiled floor and part tiled walls.

Outside

There is ample communal parking close by with concrete pathways to the front and rear. Both front and rear gardens are a very good size, laid to lawn with shrubs and sitting areas.

Services

Mains water, electricity and drainage are connected to the property. Heating is via individual Ecostrad wifi controlled, electric panel heaters with heatlock technology and a 10 year guarantee. Hot water is heated by a Sunamp heat battery which has been prepared for solar panels if required.

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,866.50

Directions

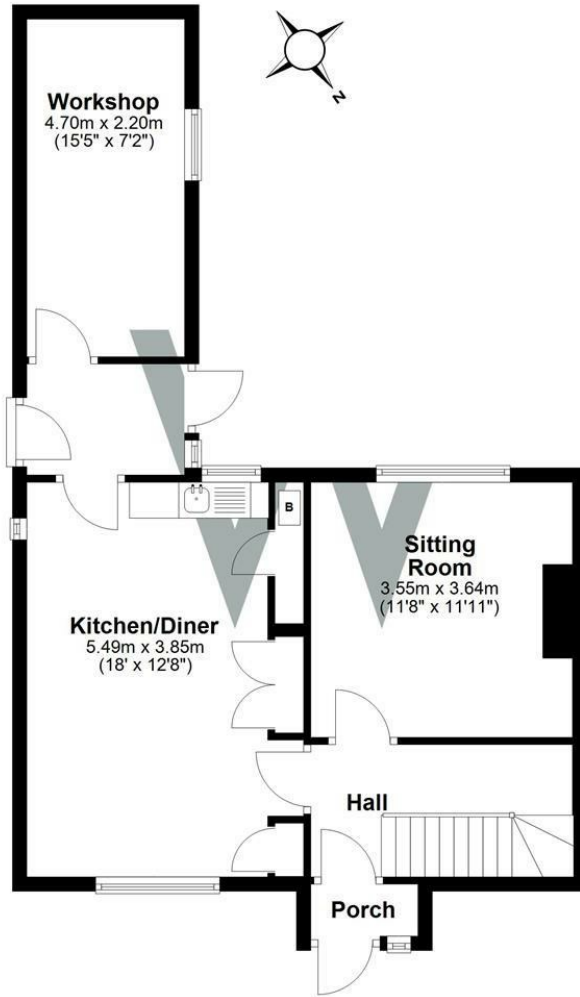
Leave Salisbury via the A36 and continue through the town of Wilton leaving on the A30. After approximately 2 miles in the village of Barford St Martin turn right onto the B3089 and continue through the villages of Dinton and Teffont. On entering Chilmark turn left at The Black Dog public house and follow the road firstly to the left and then to the right. After approximately 200 yards turn right into Claybush. There is communal parking.

WHAT3WORDS

What3Words reference is: [///nylon.songbird.denim](https://www.what3words.com/?w=nylon.songbird.denim)

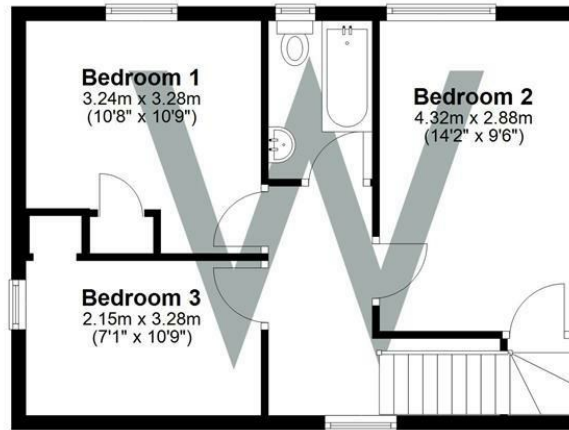
Ground Floor

Approx. 57.1 sq. metres (614.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 98.8 sq. metres (1063.9 sq. feet)



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | 84 |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | 25 |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

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