



2 Sassoon Close, Salisbury, Wiltshire, SP2 9LR

£595,000 Freehold

An extended and improved detached family house with five bedrooms, situated in a small cul de sac.

Directions

From Salisbury take the A36 Wilton Road, turning right at Skew Bridge and immediately left at the roundabout into Pembroke Road. The road bears round to the right into Queen Alexandra Road and turn left into Sassoon Close where No. 2 will be seen on the left hand side.

Description

A wonderful family home situated in a small and quiet cul de sac together with a southerly aspect, easy maintenance garden, newly fitted kitchen and sanitaryware, garage and parking, gas central heating and double glazing. It is situated on the western side of the city within walking distance of the local co-op store, doctors, dentists and railway station. The accommodation consists of hall, cloakroom, sitting room, study, kitchen, breakfast/living room, utility, five bedrooms, bathroom, two shower rooms and a cloakroom. The property is approaching 2,000 sq.ft. in size. and we would recommend an early inspection. Offered with vacant possession.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Stairs to first floor with cupboard below, tiled floor.

Cloakroom

WC, corner wash hand basin with cupboard below and tiled splashbacks, heated towel rail, extractor fan.

Sitting Room

Triple aspect room with column radiators, sliding doors to garden, oak flooring.

Study

Double aspect room, oak flooring.

Kitchen

Recently refitted with range of work surfaces with base and wall mounted cupboards and drawers, shelves and display cupboards. Inset ceramic sink with mixer tap and separate drinking water tap, double oven, induction hob, built-in dishwasher, space for American-style fridge-freezer, tiled floor, open to:

Breakfast/Living Room

Velux window, column radiator, tiled floor, full height glass to south side, sliding door to garden.

Utility

Work surface with inset sink, base and wall cupboards, space and plumbing for washing machine and tumble dryer, tiled floor. Extractor fan.

First Floor - Landing

Bedroom One

Double aspect room, column radiator, oak flooring, door to:

En-suite Shower Room

Full width shower cubicle with thermostatic mixer shower, tiled splashback and glass screen. Heated towel rail, low level WC, wash basin with drawers below, tiled floor, cupboard housing hot water tank.

Bedroom Two

Column radiator.

En-suite Shower Room

Shower cubicle with thermostatic mixer shower and glass door, WC, wash hand basin with cupboard and shelves beneath, tiled floor, tiled splashbacks, shaver socket, extractor fan.

Bedroom Three

Oak flooring.

Cloakroom

Low level WC and wash hand basin, built-in cupboards with sliding doors and gas fired boiler for central heating and hot water. Tiled floor and walls, heated towel rail.

Second Floor

Bedroom Four

Oak flooring.

Bedroom Five

Double aspect room with oak flooring and large storage cupboard.

Bathroom

Recently refitted. Tiled floor and walls, heated towel rail, panelled bath with thermostatic mixer shower over and glass screens, hand basin with drawers beneath, WC with concealed cistern, shaver socket, Velux window, extractor fan.

Landing

Large Storage cupboard.

Outside

Garage with up-and-over door to front, power and light. To the front of the garage is parking for several vehicles.

Garden

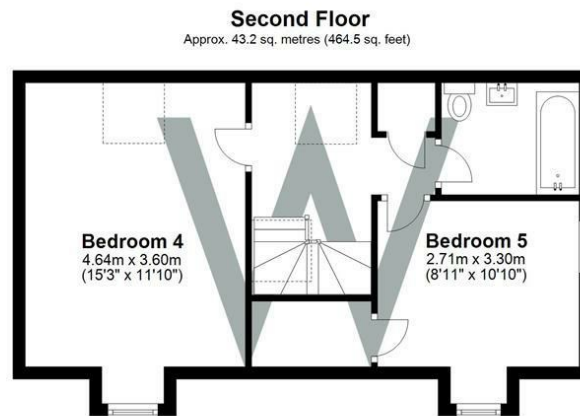
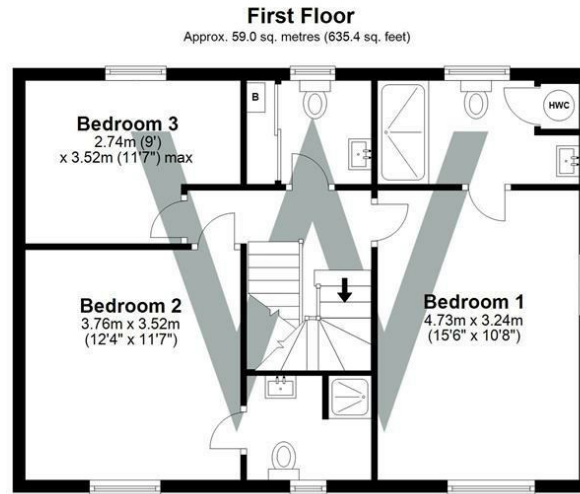
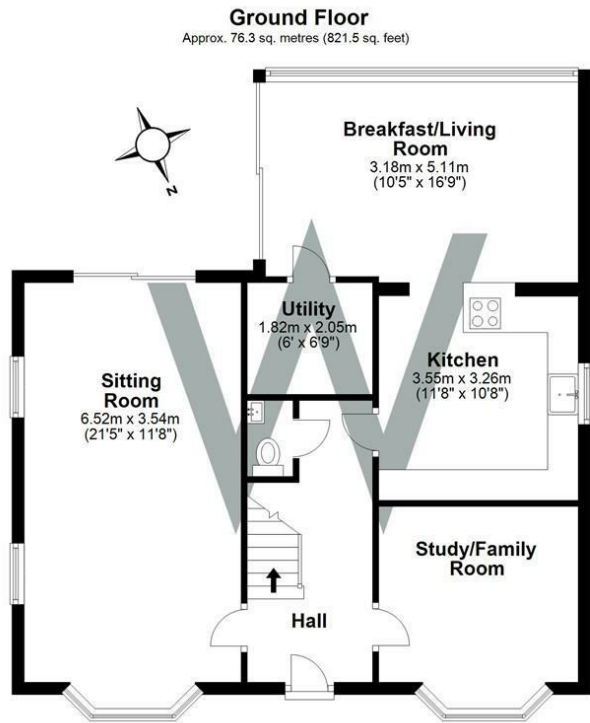
The property is approached via a wide paved path with gravel areas to side with mature trees, shrubs and flowerbeds. A side access leads to the rear garden which is on two levels, mainly laid to paving for easy maintenance with shrubs, trees and flowerbeds, fence to all sides. The garden faces south and offers a great deal of privacy. There is also an oak-framed gazebo with cedar shingle roof.

Services

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

Outgoings

The Council Tax Band is 'F' and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31.



Total area: approx. 178.5 sq. metres (1921.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		75	82
		EU Directive 2002/91/EC	

