



11 Old Dairy Close, Salisbury, Wiltshire, SP2 9HG

Guide Price £225,000 Freehold

## **A modern townhouse situated in a popular development on the western side of the city.**

### **Description**

A modern townhouse situated in a popular development on the western side of the city, with the accommodation consisting of entrance hall, cloakroom, kitchen, sitting/dining room, two bedrooms and bathroom. Benefits include PVCu double glazing, gas central heating, private rear garden and two allocated parking spaces. The property is offered to the market with no onward chain. Old Dairy Close is a quiet and established location near to schools and convenience stores and is situated approximately one mile from the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Hall**

Stairs to first floor.

#### **Cloakroom**

Low level WC and wash hand basin with cupboard below.

#### **Kitchen**

Range of work surfaces with inset one-and-a-half bowl stainless steel sink unit with mixer tap over, four ring gas hob with double oven below and cooker hood above, base and wall mounted cupboards, part-tiled walls, space and plumbing for washing machine. Space for upright fridge-freezer.

#### **Sitting Room**

Double doors to garden, TV socket and cable connection.

#### **First Floor - Landing**

#### **Bedroom One**

Range of built-in wardrobes.

#### **Bedroom Two**

Hatch to insulated loft, shelved cupboard housing Viessman combination gas fired boiler for heating and hot water.

### **Bathroom**

White suite of panelled bath with mixer taps and shower attachment, low level WC and wash hand basin. Part-tiled walls, glass shower screen, extractor fan.

### **Outside**

The garden is laid to paving and gravel for easy maintenance, with timber fencing to all sides and partial hedging. Timber garden shed, water tap, pedestrian access gate to rear path which leads to:

### **Two allocated parking spaces.**

### **Services**

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

### **Outgoings**

The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1863.25.

### **Directions**

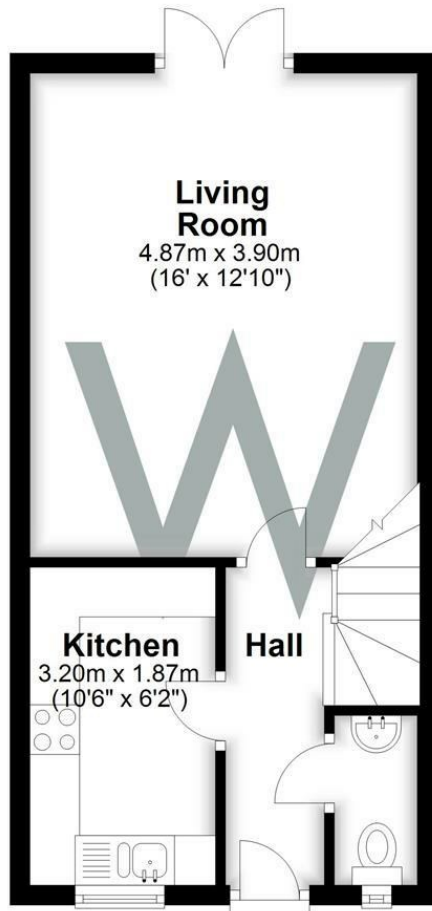
From our office in Castle Street proceed north and at the roundabout turn left on to the ring road. At the next roundabout continue forwards on to the A36 Wilton Road and after the traffic lights at Skew Bridge turn right. Turn immediately left at the mini roundabout into Pembroke Road before taking the next left hand turn to continue on Pembroke Road. Take the next right into Festival Avenue. The road bears right and Old Dairy Close will be seen on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///star.free.rear](https://www.what3words.com/?q=///star.free.rear)

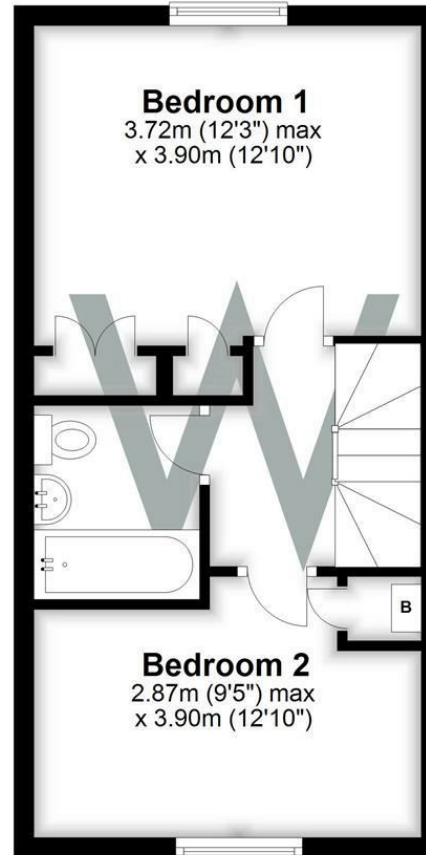
## Ground Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



## First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



### WHITES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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	

