



11 Pauls Dene Road, Salisbury, Wiltshire, SP1 3SE

Guide Price £315,000 Freehold

A three bedroom end of terrace house with a garden and off road parking. No onward chain.

Description

The property is a three bedroom end of terrace house situated in a side road location on the northern outskirts of the city. The accommodation comprises an entrance hall, an understair cloakroom, a sitting room with an attractive bay window and a dining room that leads to a kitchen. On the first floor are three bedrooms and a family bathroom that has a four piece suite. Benefits include gas central heating, PVCu double glazing, off road parking for one car and a good size rear garden. Pauls Dene Road is a quiet cul de sac on the northern outskirts of the city with excellent open spaces nearby (Hudsons Field, Old Sarum, Victoria Park, Bishopdown Country Park) and there is a regular bus service to the city centre which lies approximately one mile away. Offered to the market with no onward chain.

Property Specifics

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

Entrance Porch

French doors, tiled floor, part glazed timber front door to:

Entrance Hall

Stairs with cupboard and cloakroom under, radiator.

Cloakroom

Fitted with a white suite comprising concealed low level WC, wash hand basin.

Sitting Room 13'0" x 10'11" (3.97m x 3.34m)

Bay window to front, tiled fireplace with inset coal effect gas fire, telephone and TV points.

Dining Room 13'7" x 10'11" (4.16m x 3.34m)

Window to rear, tiled fireplace and hearth with timber surround and mantel over, painted exposed floorboards, radiator, picture rail, door to larder and to:

Kitchen 10'0" x 6'11" (3.06m x 2.12m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to side, integrated electric oven with four ring hob and extractor over, integrated fridge/freezer, space/plumbing for washing machine and dishwasher, wall mounted gas boiler, window and part glazed door to rear.

First Floor - Landing

Loft access, window to side.

Bedroom One 13'0" x 10'11" max (3.97m x 3.34m max)

Window to front, two built in wardrobes, radiator.

Bedroom Two 13'8" x 10'11" max (4.17m x 3.34m max)

Window to rear, radiator, TV point.

Bedroom Three 8'0" x 6'10" (2.44m x 2.10m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, shower cubicle, extractor, heated towel rail, obscure glazed window to rear, strip light and shaver point.

Outside

To the front of the property is an off road parking space and a front garden with a low level brick wall front boundary. The rear garden has a raised timber decked area which leads down to a good size area of lawn. To the side of the property is a lean-to storage area with double doors to the front and a rear door accessing the garden.

Services

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

Outgoings

The Council Tax Band is D and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60

Directions

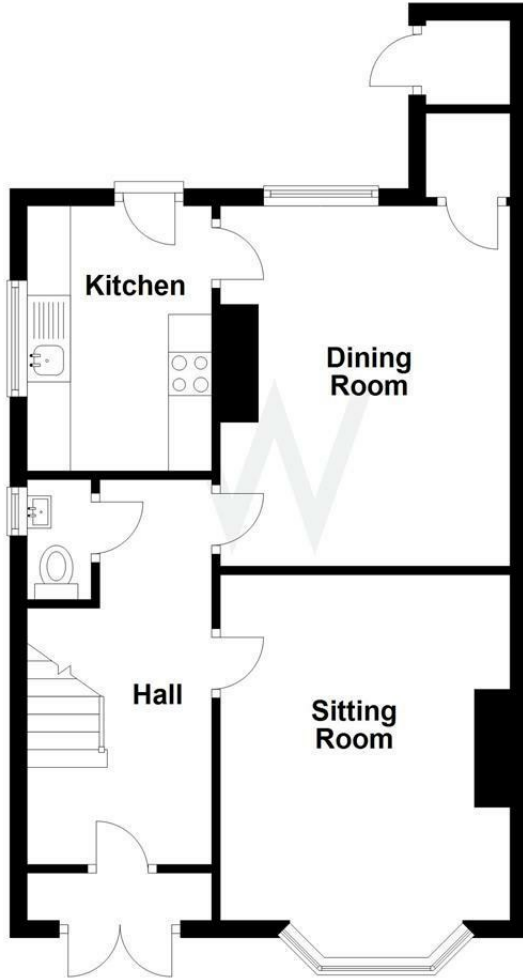
From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. Crossing two mini roundabouts, take the next right hand turn into Pauls Dene Road. The property will be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///hails.nappy.sweetened

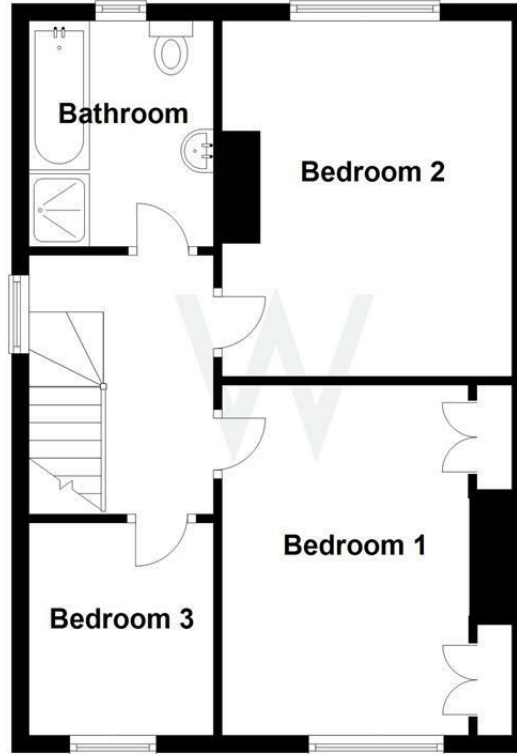
Ground Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 94.6 sq. metres (1018.4 sq. feet)



WHITES

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

