



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

Guide Price £375,000 Freehold

**A detached three bedroom house that is in need of updating and is offered to the market with no onward chain.**

### **Description**

The property is a detached house which is in need of updating and offered to the market with no onward chain. Situated in a cul de sac on the northern side of the city the property has well proportioned accommodation which comprises an entrance porch, an entrance hallway with an understair cloakroom, a sitting room with an attractive bay window and a dining room which leads to a kitchen. On the first floor are three bedrooms (two double) and a family bathroom. Whilst updating is required, the house does already benefit from PVCu double glazing and gas central heating. To the front is an area of garden with off road parking for a small car and to the rear is 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.

### **Property Specifics**

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

#### **Entrance Porch**

Part glazed front door, windows to front and side, inset doormat, timber front door to:

#### **Entrance Hall**

Stairs, window to side, radiator, telephone point, wall mounted thermostat, doors to sitting room, dining room and to;

#### **Cloakroom**

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

#### **Sitting Room 11'11" x 11'1" (3.65m x 3.40m)**

Bay window to front, telephone point, TV point, radiator.

#### **Dining Room 12'4" x 11'1" max (3.77m x 3.40m max)**

French doors to rear, radiator, door to larder cupboard, through to;

#### **Kitchen 10'9" x 6'0" (3.30m x 1.83m)**

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

### **First Floor - Landing**

Window to side, loft access.

#### **Bedroom One 11'10" x 11'1" max (3.63m x 3.40m max)**

Window to front, radiator.

#### **Bedroom Two 12'4" x 11'1" (3.77m x 3.40m)**

Window to rear, radiator.

#### **Bedroom Three 8'2" x 6'1" (2.49m x 1.87m)**

Window to front, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, wash hand basin, panelled bath with Triton shower over, cupboard housing factory insulated hot water cylinder and immersion with shelving, radiator, obscure glazed window to side.

### **Outside**

To the front of the property is an area of lawn with hardstanding for a small car. A gate provides side access in to the rear garden which has a raised patio and lawn area. There is a timber shed and an outside tap and light.

### **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 £2395.60.

### **Directions**

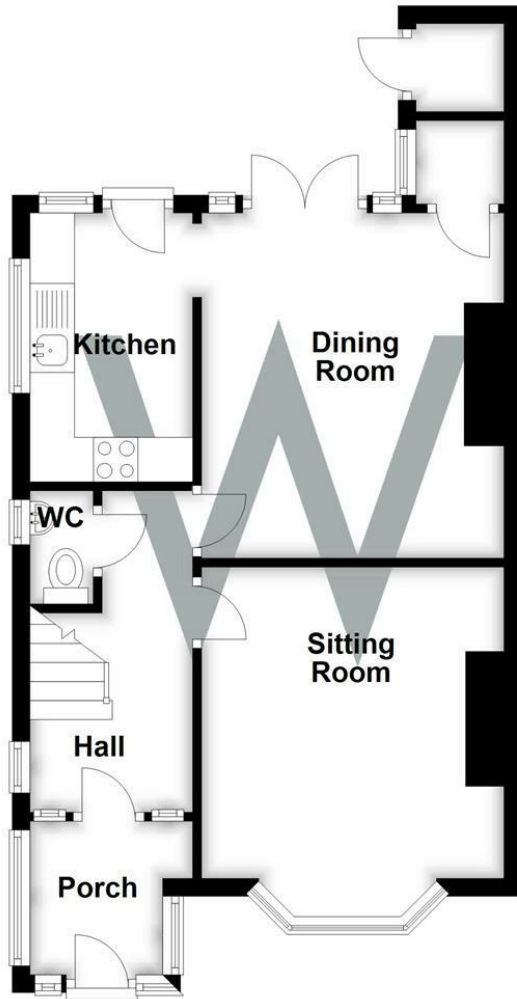
From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. Crossing two mini roundabouts, take the next right hand turn into Pauls Dene Road. The property will be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///nets.factor.crabmeat](https://www.what3words.com/?q=///nets.factor.crabmeat)

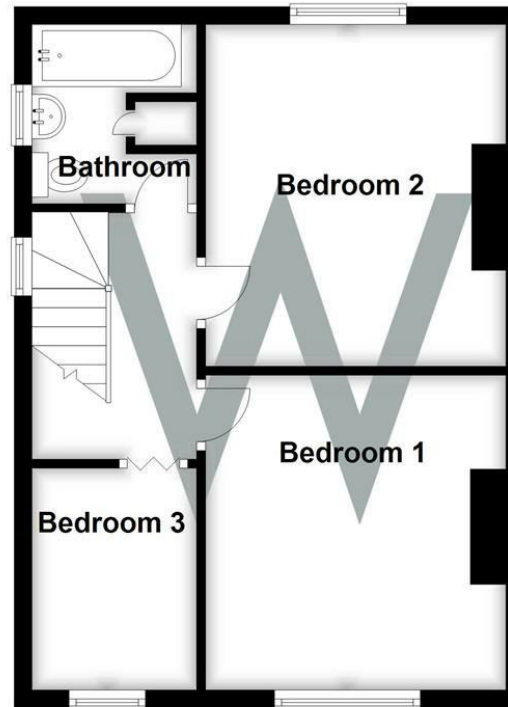
## Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



**WHITES**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>	52	83
	EU Directive 2002/91/EC	

