



31 Ayleswade Road, Salisbury, Wiltshire, SP2 8DW

Guide Price £475,000 Freehold

## **A four bedroom, semi-detached house together with driveway, garage and garden.**

### **Directions**

Leave Salisbury via Exeter Street and at the roundabout turn right into St Nicholas Road, proceeding through the traffic lights and over the bridge before bearing left into Ayleswade Road. No. 31 will be seen in an elevated position on the left hand side.

### **Description**

A character, semi-detached house in an elevated position off a quiet road and within easy walking distance of the city centre and train station. The accommodation consists of entrance porch, hallway with understairs cupboard (lending itself to a cloakroom), sitting room, dining room and kitchen/breakfast room. On the first floor there are three double bedrooms, a single bedroom and a bathroom. The integral garage could also be converted into further accommodation and there is a driveway, front and rear gardens. Further benefits are gas central heating by radiators, parquet flooring and fireplaces.

### **Property Specifics**

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

#### **Entrance Porch**

Double doors to front, door to:

#### **Entrance Hall**

Stairs to first floor with understairs storage cupboards. The larger of these would lend itself to being converted into a cloakroom. Parquet flooring.

#### **Dining Room**

Bay window to front elevation, parquet flooring, coved ceiling, brick fireplace with tiled hearth and mantel. Double doors to:

#### **Sitting Room**

Double doors to garden, parquet flooring, coved ceiling, brick fireplace with tiled hearth and mantel.

### **Kitchen/Breakfast Room**

Range of wooden work surfaces with cupboards and drawers beneath, inset four ring gas hob with electric oven below, ceramic sink with mixer taps over, space and plumbing for washing machine, tiled floor, part-tiled walls, cupboard housing gas fired boiler for central heating and hot water, door to garden, space for fridge-freezer and further appliance space.

### **First Floor - Landing**

Hatch to loft space.

### **Bedroom One**

Bay window to front elevation.

### **Bedroom Two**

### **Bedroom Three**

Triple aspect room with corner wash hand basin.

### **Bedroom Four**

### **Bathroom**

Linen cupboard, white suite of panelled bath with thermostatic shower over, WC, hand basin, part-tiled walls and extractor fan.

### **Garage 16'0" x 8'0" (4.88 x 2.46)**

Rolling doors to front, power and light, windows to side and pedestrian door to rear.

### **Outside**

To the front is an elevated garden with driveway, flowerbeds, walls and gravel areas for easy maintenance. Side pedestrian path leads to the rear garden with paved terrace and pathway to rear, flowerbeds, lawn, hedging and timber fencing. The gate leads through picket fencing to further area to rear with playhouse and rear access. Outside water tap.

### **Services**

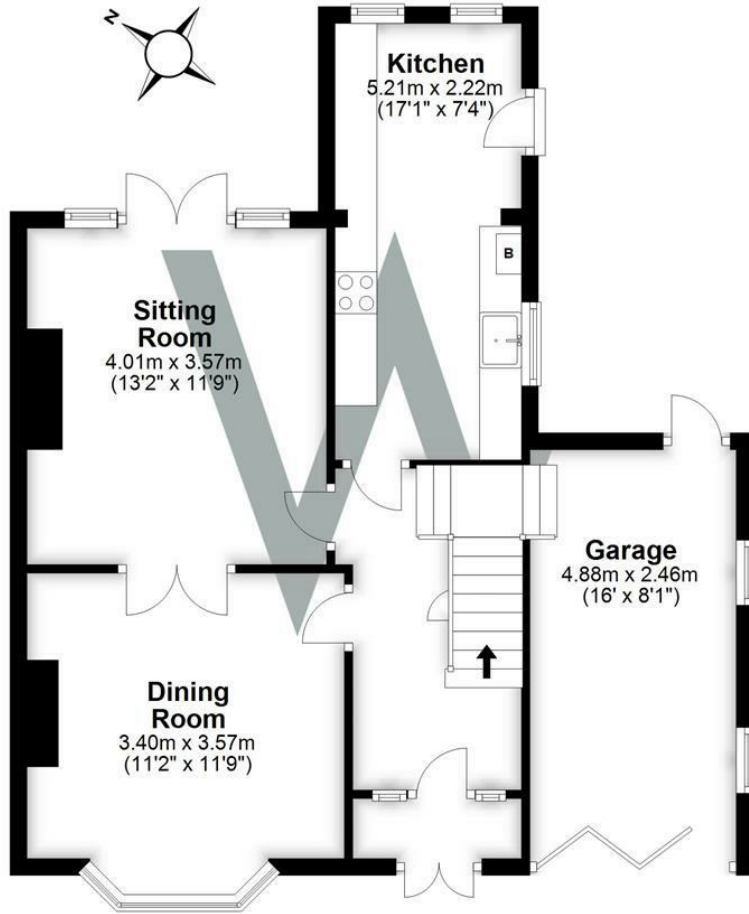
Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2191.82.

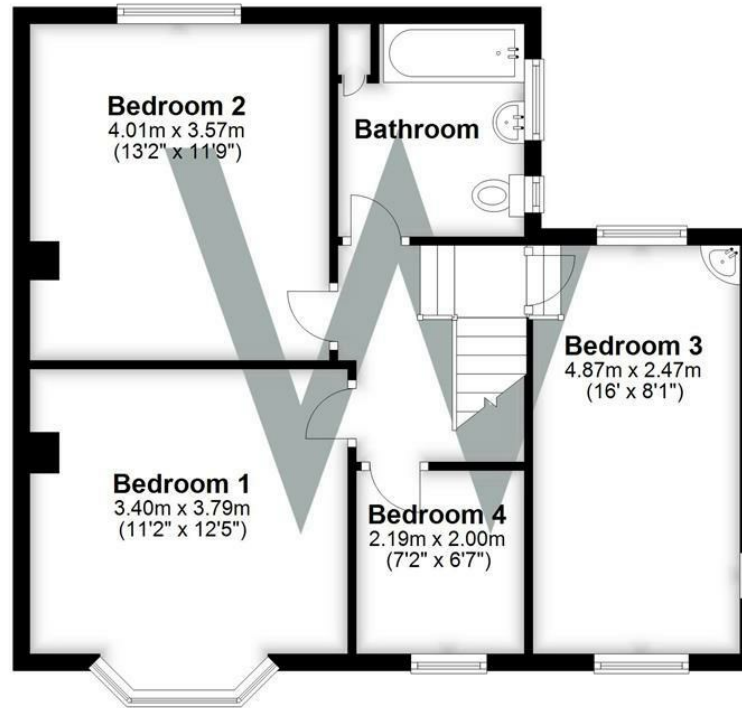
## Ground Floor

Approx. 61.8 sq. metres (664.9 sq. feet)



## First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 118.8 sq. metres (1279.3 sq. feet)

**WHITES**  
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 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



