



47 Sunnyhill Road, Salisbury, Wiltshire, SP1 3QJ

£250,000 Freehold

A modern semi detached house in need of moderate updating and benefiting from parking to the rear.

Directions

From the city proceed north on the A345 (Castle Road). At the mini-roundabout turn right into St Francis Road and continue to the top of the hill before turning right in to Oakway Road. At the T junction turn left and the house can be found as the first house on the left hand side.

Description

A modern semi detached home situated in a popular residential location, in an elevated position overlooking the city and with views towards the cathedral. The property is in need of some moderate updating (carpets and redecoration are required in some areas) allowing any buyer to put their own stamp on the property. The accommodation comprises an entrance hall with a useful storage cupboard and this leads to a sitting/dining room with French doors leading on to the garden. There is also fitted kitchen. On the first floor are two double bedrooms with built in wardrobe and cupboard in the main bedroom and a bathroom. Benefits include double glazing, gas central heating, a low maintenance garden and parking for one car in a private car park behind with on street parking also available. Sunnyhill Road is situated in a well established quiet location, a short walk to the nearby Country Park and on a bus route (bus stop in Oakway Road) making this is an ideal property for a downsizer, first time buyer or buy-to-let.

Property Specifics

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

Entrance Hall

Floor to ceiling window to front, built in storage cupboard, door to:

Sitting Room/Dining Room 22'7" x 14'0" both max (6.89m x 4.29m both max)

This room is currently uncarpeted. Window to front and French doors to rear, stairs with cupboard under, fireplace with electric fire, two radiators, TV point, space for table and chairs, door to kitchen.

Kitchen 10'0" x 6'0" (3.05m x 1.84m)

Base and wall units, sink and drainer with mixer tap, electric cooker with extractor, space for fridge, space/plumbing for washing machine, tiled floor, wall mounted gas boiler, window and glazed door to garden.

First Floor - Landing

Window to side, loft hatch.

Bedroom One 12'0" x 10'7" (3.68m x 3.23m)

Window to front, radiator, overstair cupboard with radiator and wardrobe. This room is uncarpeted.

Bedroom Two 11'8" x 7'9" (3.58m x 2.38m)

Velux window to rear, radiator.

Bathroom

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin, part tiled walls, inset spotlights, radiator, velux window to rear.

Outside

The rear garden is paved and gravelled for easy maintenance and is arranged on two levels with a rear access gate leading to the private residents car park. The garden is enclosed on all sides by fencing.

Services

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

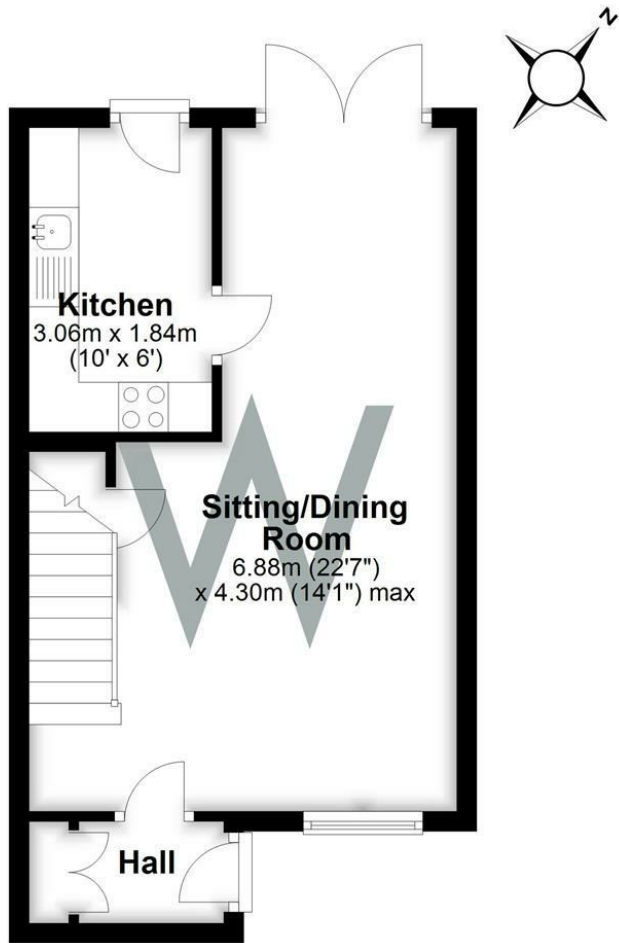
Outgoings

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1948.28.

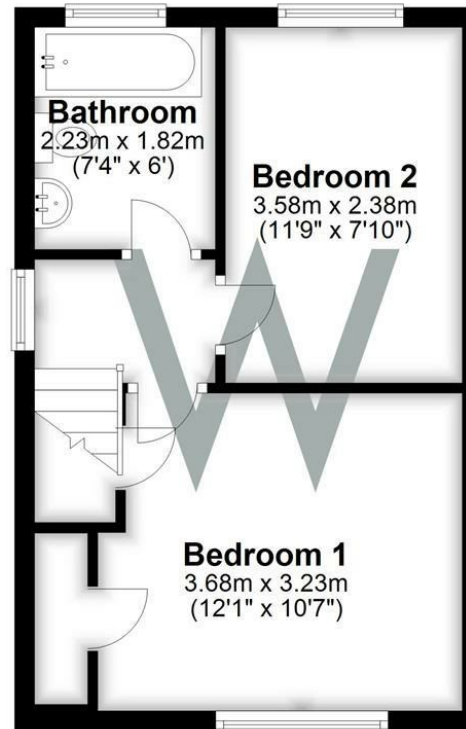
WHAT3WORDS

What3Words reference is: [///donation.bathtubs.newlyweds](https://www.what3words.com/?q=///donation.bathtubs.newlyweds)

Ground Floor



First Floor



Total area: approx. 61.4 sq. metres (660.8 sq. feet)



WHITES
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	71	
(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	

