



45 Bouverie Avenue, Salisbury, Wiltshire, SP2 8DU

Guide Price £525,000 Freehold

A charming detached house dating from 1926 with rendered elevations under a tiled roof, situated in one of Salisbury's most popular roads.

Directions

Proceed out of Salisbury along Exeter Street and Newbridge Road and continue into Coombe Road. At the mini-roundabout turn right into Bouverie Avenue. The property will be found after a while on the left hand side.

Description

Built in 1926, an extended detached house with a good, southerly facing, garden, garage, gas central heating and double glazing. It is now in need of updating and could also be extended further subject to the relevant permissions. This is a rare opportunity to purchase a family home with terrific potential in a great location.

House Specifics

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

Entrance hall

Stairs to first floor with understairs cupboard.

Cloakroom

Low level WC and wash-hand basin.

Dining room 12'5" x 12'4" (3.81m x 3.76m)

Double aspect room, chimney breast with bookcases to either side.

Kitchen 15'1" max x 7'6" (4.6m max x 2.3m)

Floor mounted gas boiler for central heating and hot water, larder cupboard, work surfaces with base and wall mounted cupboards and drawers, inset single drainer sink unit, space for cooker, space and plumbing for washing machine and dishwasher, further appliance space. Opening to:

Breakfast area 9'3" x 6'11" (2.82m x 2.11m)

Door to garden.

Sitting room 20'8" max x 19'8" max (6.31m max x 6m max)

Overlooking and with double doors to rear garden, chimney breast with dressers to either side.

Stairs to first floor - landing

Built-in storage cupboard.

Bedroom one 13'6" x 10'9" (4.14m x 3.3m)

Ornamental cast iron fireplace, built-in wardrobe cupboard, double aspect room.

Bedroom two 10'9" x 9'8" (3.3m x 2.97m)

Chimney breast with cupboards to either side, wash-hand basin.

Bedroom three 8'9" x 7'6" (2.67m x 2.3m)

Built-in double wardrobe cupboard, double aspect room.

Bathroom

Shelved airing cupboard with lagged hot water tank and immersion heater. Suite of panelled bath, low level WC and wash-hand basin.

Outside

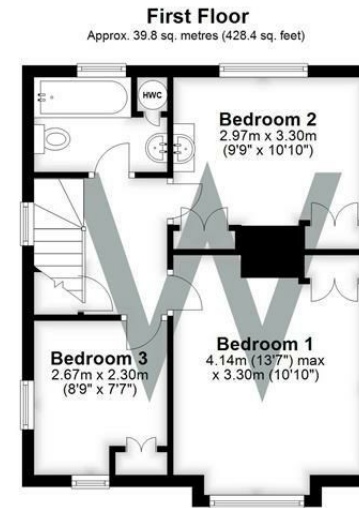
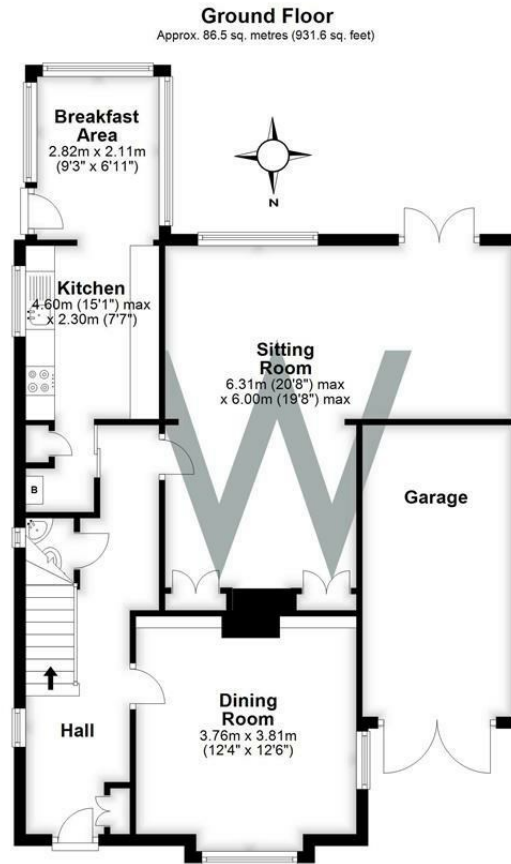
The property is approached via a gravelled driveway leading to a GARAGE. Pedestrian access leads to the side of the property and continues to the rear garden. This is a good size and faces south. Paved patio leads to lawn with mature shrubs, apple tree and flowerbeds. Wooden garden shed. Further area to rear with lawn, shrubs, trees and fruit bushes. Further garden shed.

Services

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

Outgoings

The Council Tax Band is 'F' and the payment for the year 2019/2020 payable to Wiltshire Council is £2810.91.



Total area: approx. 126.4 sq. metres (1360.0 sq. feet)



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