



22 Sheen Close, Fugglestone Red, Salisbury, Wiltshire, SP2 9PJ

£150,000 Freehold

## **A one bedroom corner house with a conservatory extension and offered to the market with no onward chain.**

### **Description**

The property is a one bedroom corner house with a conservatory extension and is offered to the market with no onward chain. The accommodation comprises an entrance porch with a useful storage area leading to a sitting room with a kitchen area. There is a conservatory extension accessed from the sitting room. On the first floor is a double bedroom with an open fronted fitted wardrobe and a bathroom which has a white suite. There is a garden area with a side gate on to the road. Further benefits include PVCu double glazing and electric heating and the property is offered to the market with no onward chain. Sheen Close is a cul de sac on the north western side of the city lying within the Fugglestone Red development.

### **Property Specifics**

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

#### **Entrance lobby**

Storage cupboard, door to:

#### **Sitting room with Kitchen Area 17'8" x 10'2" (5.41m x 3.12m)**

Dimplex heater, wood laminate floor, sliding door to conservatory, stairs, through to:

#### **KITCHEN AREA**

Fitted with base and one wall unit with work surfaces and tiled splashbacks, sink and drainer under window to side, space/point for electric cooker, space for fridge and space/plumbing for washing machine.

#### **Conservatory 10'11" x 6'0" (3.33m x 1.83m)**

Brick and double glazed elevations with pitched glazed roof, glazed door to garden.

#### **Stairs to first floor - landing**

Airing cupboard housing hot water tank, loft access.

#### **Bedroom 10'2" x 8'9" (3.11m x 2.68m)**

Window to front, wall mounted electric heater, open fronted wardrobe and shelving.

### **Bathroom**

Fitted with a white suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, shaver point, obscure glazed window to side.

### **Outside**

The garden enjoys a south westerly aspect and is lawned with a timber shed and enclosed by timber fencing. There is a side access gate.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' B ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25.

### **Directions**

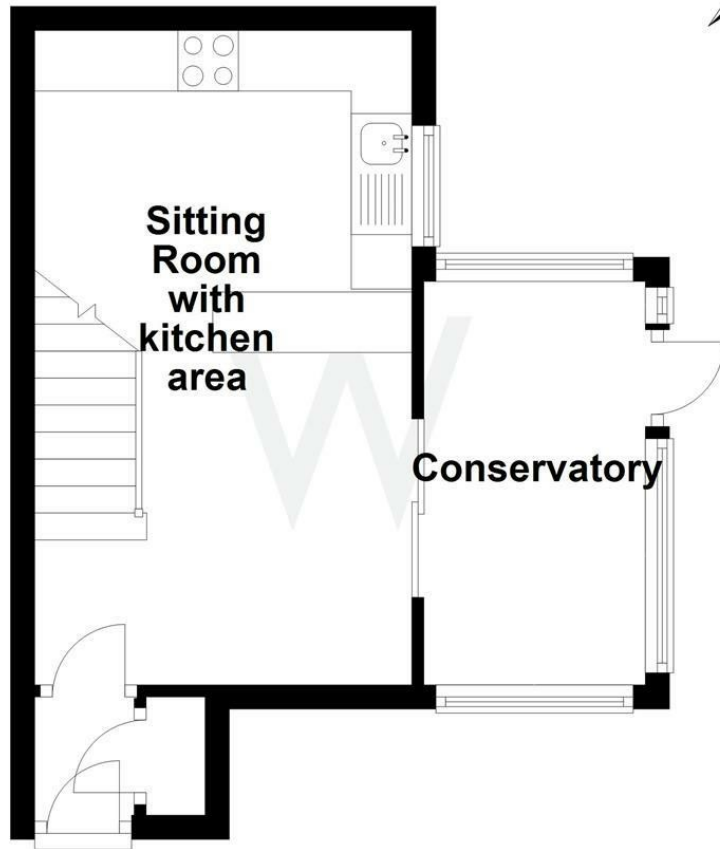
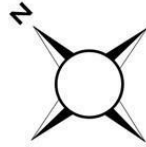
Leave Salisbury on the A360 Devizes Road and after approximately one mile, turn left at the roundabout on to the Fugglestone Red development. At the T-Junction, turn left on to Ramleaze Drive before taking the second right in to Sheen Close. The property can be found towards the end on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///jumpy.rewarding.cyclones](#)

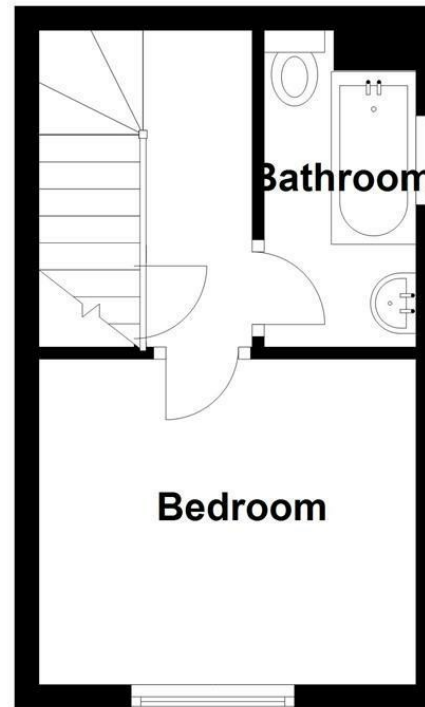
## Ground Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



## First Floor

Approx. 16.9 sq. metres (181.4 sq. feet)



Total area: approx. 41.7 sq. metres (448.4 sq. feet)

### WHITES

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>75</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>		EU Directive 2002/91/EC	

