



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

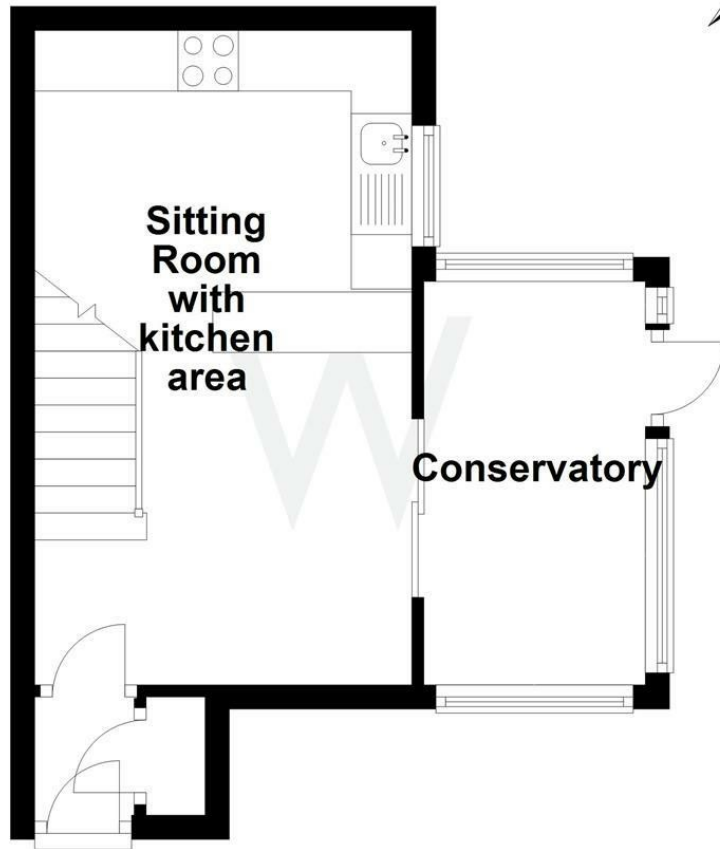
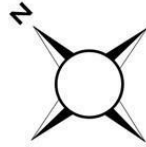
Leave Salisbury on the A360 Devizes Road and after approximately one mile, turn left at the roundabout on to the Fugglestone Red development. At the T-Junction, turn left on to Ramleaze Drive before taking the second right in to Sheen Close. The property can be found towards the end on the left hand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

WHAT3WORDS

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

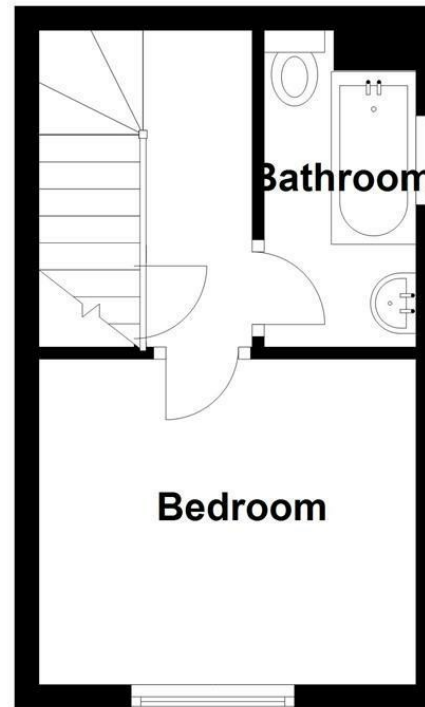
Ground Floor

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) A			97
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

