



7 Park Close, Park Lane, Salisbury, Wiltshire, SP1 3EU

£200,000 Freehold

A one bedroom corner house with a garage and off road parking situated in a popular area and offered to the market with no onward chain.

Description

The property is a modern one double bedroom corner house (one of four) situated in a popular location close to Victoria Park. The property would be suitable accommodation for an individual or a couple and would make an ideal property for a first time buyer and offers well proportioned rooms. There is an entrance porch, a sitting/dining room which leads to a kitchen. This has an excellent range of white fronted units together with an integrated electric oven and gas hob. On the first floor is a double bedroom and a large bathroom with a white suite. To the rear, there is a single garage with off road parking in front of it for one car. Further benefits include PVCu double glazing and gas central heating with a Hive control system and the boiler was installed earlier this year. To the front of the property is a low maintenance gravelled garden. Park Close lies on Park Lane, which joins Castle and Stratford Road and runs adjacent to Victoria Park. There is a Co-Op store on Castle Road and a regular bus service runs to the city centre which lies approximately half a mile away. NO ONWARD CHAIN.

Property Specifics

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

Entrance porch

Inset doormat, light, windows, Front door to:

Sitting/dining room 14'5" x 10'10" (4.41m x 3.31m)

Square bay window to front, TV point, high level cupboard with electric fusebox, two radiators, telephone point, access to:

Kitchen 12'3" x 6'4" (3.75m x 1.95m)

Fitted with base and wall units with worksurfaces over and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, radiator, sink and drainer, window to side, understair cupboard, space for fridge/freezer, extractor, wall mounted gas boiler.

Stairs to first floor - landing

Overstair cupboard with shelving and electric heater.

Bedroom 14'6" x 10'10" (4.42m x 3.32m)

Window to front, telephone and TV point, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, pedestal wash hand basin, radiator, fully tiled walls, extractor, strip light and shaver point.

Outside

To the front of the property is a low maintenance gravelled garden with a path leading to the front door. There is an outside tap.

Garage 16'3" x 9'1" (4.97m x 2.77m)

To the rear of the property there is a single garage in a block of four (second from right). It has an up and over door, power and light with off road parking for one car in front of it.

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 2023/2024 payable to Wiltshire Council is £2,129.43

Directions

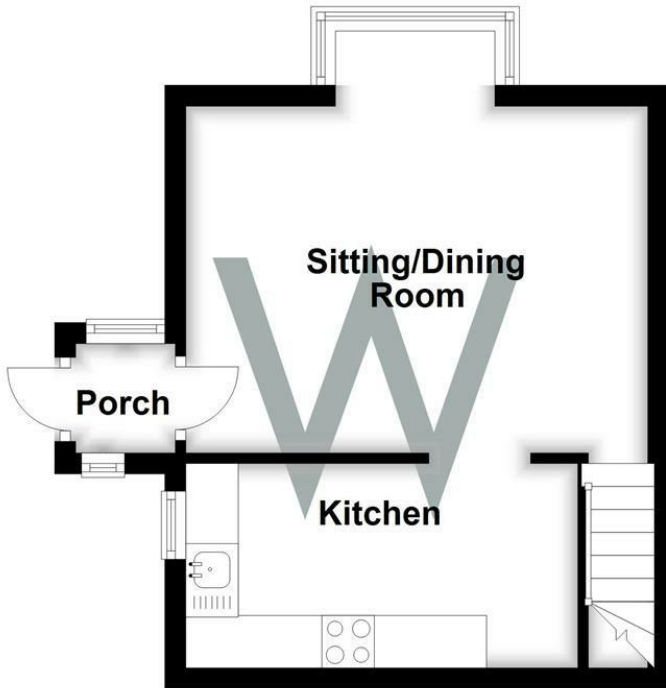
From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. After passing Victoria Park on the left hand side, turn left just before the Co-Op in to Park Lane. The property can be found towards the end on the right hand side just before the turn for park Close.

WHAT3WORDS

What3Words reference is: ///closet.career.sleep

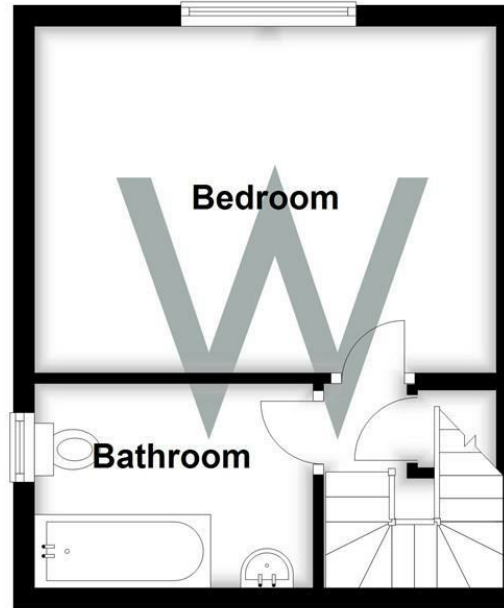
Ground Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



First Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



WHITES

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	

