



76 Cheverell Avenue, Salisbury, Wiltshire, SP1 3HQ

Guide Price £310,000 Freehold

A two bedroom, semi-detached bungalow with conservatory, good garden and wonderful views to rear.

Directions

From our office, proceed north and turn right at the roundabout on to the ring road. At the next roundabout take the second exit on to the London Road. On reaching the greens on the right hand side, turn right into Cheverell Avenue where the road bears left and No. 76 can be seen on the right hand side after a short distance.

Description

A lovely two bedroom semi-detached bungalow which benefits from a hall extension and conservatory to the rear and is offered in good order throughout. Gas central heating has been installed as have double glazed windows and doors. There is a sunny rear garden with a large sitting area and wonderful views towards Laverstock. A further benefit is the studio which could be used as a home office or further accommodation. These bungalows rarely come to the market and the Agent recommends an early inspection.

Entrance Hall

Wood-effect laminate flooring, double cupboard housing lagged hot water tank and immersion heater.

Kitchen/Breakfast Room

Good range of work surfaces with inset ceramic single drainer sink unit with mixer tap over, base and wall mounted cupboards and drawers, built-in double oven, electric hob, cooker hood, space and plumbing for washing machine, wall mounted gas boiler for central heating and hot water, wood-effect laminate flooring, door to garden, breakfast bar, further wall cupboards, space for fridge-freezer.

Sitting Room

Double doors to:

Conservatory

Pitched roof with two Velux windows, double doors to garden, tiled floor.

Bedroom One

Range of built-in wardrobes and drawers.

Bedroom Two

Shower Room

Corner shower cubicle with thermostatic shower unit, glass screen and wall boarding. Low level WC and wash hand basin in vanity unit with cupboard beneath. Tiled floor and walls, shaver socket, heated towel rail.

Studio

This was previously the garage but has been lined, with a double glazed window to rear and double glazed door to front. This room could easily be further improved to make a useful home office or another room. Permission for a shower has been granted previously.

Outside

The property is approached via a tarmac driveway with adjacent lawn and flowerbeds, low brick walls to sides. Further gates lead to a covered side area which in turn leads via a pedestrian pathway to the rear garden. This has a large paved patio with raised brick borders leading to a lawn with flowerbeds and shrubs, enclosed by timber fencing and hedging. Two wooden garden sheds, further sitting area, vegetable bed.

Services

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

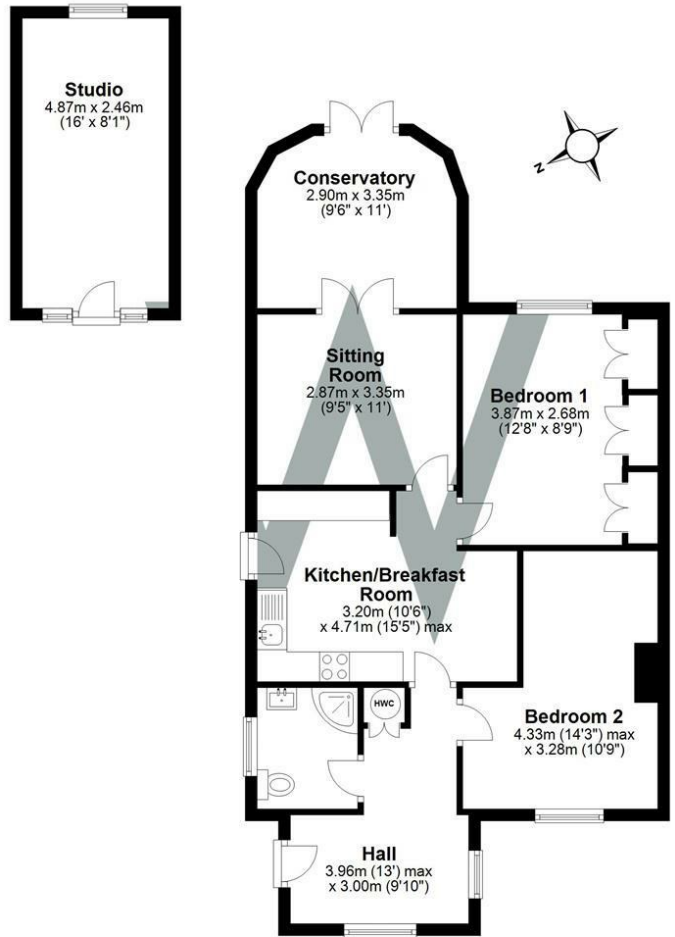
Outgoings

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

WHAT3WORDS

What3Words reference is:

Ground Floor
Approx. 83.2 sq. metres (895.0 sq. feet)



Total area: approx. 83.2 sq. metres (895.0 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk



