



27 Woodbury Yard, Rowbarrow, Salisbury, Wiltshire, SP2 8FF

£315,000 Freehold

A modern three bedroom end of terrace house with a detached garage and off road parking. No onward chain.

Directions

Leave Salisbury via Exeter Street and at the roundabout continue forwards in the left hand lane leading to the A338 Downton Road. At the first set of traffic lights turn right into the Rowbarrow Estate before taking the first left by the Nisa Store. Turn left into Rowbarrow Lane and continue across into Woodbury Yard. At the T-junction turn right and the property can be found directly ahead.

Description

The property is a very well presented and spacious three bedroom end of terrace house located on the popular Rowbarrow development on the southern outskirts of the city. The well proportioned accommodation comprises: an entrance hallway, a cloakroom, a sitting room and a kitchen/dining room. The kitchen has an excellent range of units with an integrated oven and hob and space for a table and chairs, with French doors leading out onto the rear garden. On the first floor are three bedrooms with a built in wardrobe and an en-suite shower room to the master bedroom and there is a family bathroom. All the suites are white. Further benefits include UPVC double glazing throughout, gas fired central heating whilst externally there is a garden to the rear, a further garden area to the front and a detached single garage with off-road parking for one car. The Rowbarrow development is located on the south western side of the city offering excellent access to the hospital and there is a local bus service which runs into the city centre which lies approximately 2 miles away. There is also a nearby M&S Outlet and Nisa mini-market. NO ONWARD CHAIN.

Property Specifics

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

Entrance hall

Part glazed front door, inset doormat, telephone point, radiator, stairs. Doors to sitting room and to:

Cloakroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, radiator, extractor, obscure glazed window to front.

Sitting room 16'1" x 12'10" (4.92m x 3.92m)

(maximum measurements) Window to front, radiator, TV point, telephone point, door to:

Kitchen/breakfast room 16'2" x 10'5" (4.94m x 3.20m)

Fitted with an excellent range of cream fronted base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, stainless steel sink and drainer with mixer tap under window to rear, space/plumbing for washing machine, space for fridge/freezer, space for table and chairs, radiator, French doors to rear, cupboard housing gas boiler.

First floor - landing

Airing cupboard housing hot water tank and shelving, loft access.

Bedroom one 10'6" x 9'9" (3.22m x 2.98m)

Window to front, TV and telephone points, built in double wardrobes. Door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, shaver point, extractor, window to front.

Bedroom two 9'3" x 9'0" (2.83m x 2.76m)

Window to rear, radiator.

Bedroom three 8'9" x 6'9" (2.67m x 2.08m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath, radiator, shaver point, extractor, window to side.

Outside

The rear garden has a paved area, the remainder being lawned with a flower border enclosed by brick wall and timber fencing. A side gate leads to a further lawned garden area fronting the road. There is a detached GARAGE 5.76m x 2.74m with an up and over door, loft storage, power and light. The driveway provides off road parking for a car.

Services

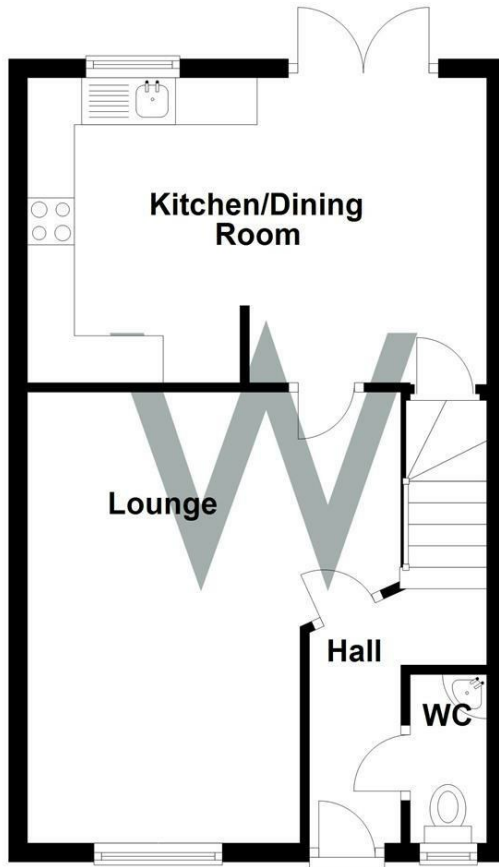
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,107.75.

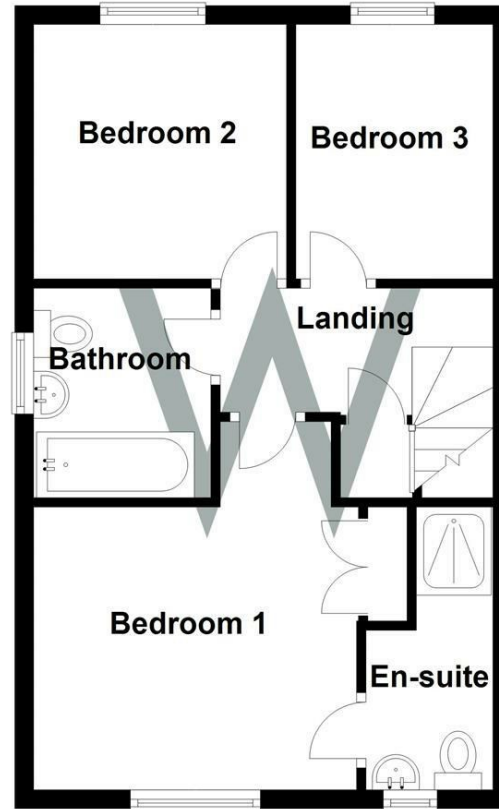
Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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	

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