



36 Jubilee Close, Salisbury, Wiltshire, SP2 9HF

Guide Price £275,000 Freehold

A three bedroom terrace house with accommodation arranged over three floors and offered to the market with no onward chain.

Description

The property is a well proportioned three bedroom end terrace house situated within this modern development on the western side of the city. The accommodation comprises an entrance hallway, a cloakroom, a kitchen, sitting/dining room, 3 bedrooms and bathroom. Benefits include PVCu double glazing, gas central heating and garage with parking to front. There is also a good garden. The property is offered to the market with no onward chain.

Jubilee Close is a quiet and established location near to schools and convenience stores and is situated approximately one mile from the city centre which has an excellent range of amenities including a mainline railway station serving London Waterloo.

Hall

Stairs to first floor, storage cupboard.

Cloakroom

Fitted with a low level WC and wash hand basin with tiled splashback.

Sitting/Dining Room

L-shaped room with double doors to the garden.

Kitchen

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated double electric oven and grill with four ring gas hob and extractor over, one and a half bowl stainless steel sink and drainer with mixer tap, space for fridge/freezer, space/plumbing for washing machine.

Landing

Hatch to loft space

Bedroom 1

Range of built in wardrobes.

Bedroom 2

Airing cupboard with Viessman gas fired combination boiler for central heating and hot water.

Bedroom 3

Bathroom

Fitted with a white suite comprising bath with mixer taps and shower attachment, low level WC, pedestal wash hand basin and part tiled walls.

Garage

Up and over door. Parking to front.

Outside

The front garden has mature hedging to sides, paved path to front door, mature shrubs. The rear garden has a rear pedestrian access gate with timber and metal fencing to sides, mature shrubs to rear.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout continue forwards on to the A36 Wilton Road and after the traffic lights at Skew Bridge turn right. Turn immediately left at the mini roundabout into Pembroke Road before taking the next left hand turn to continue on Pembroke Road. Take the next right into Festival Avenue and the next right again into Jubilee Close. At the T junction turn right again and the property can be found on the right hand side.

Services

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

Outgoings

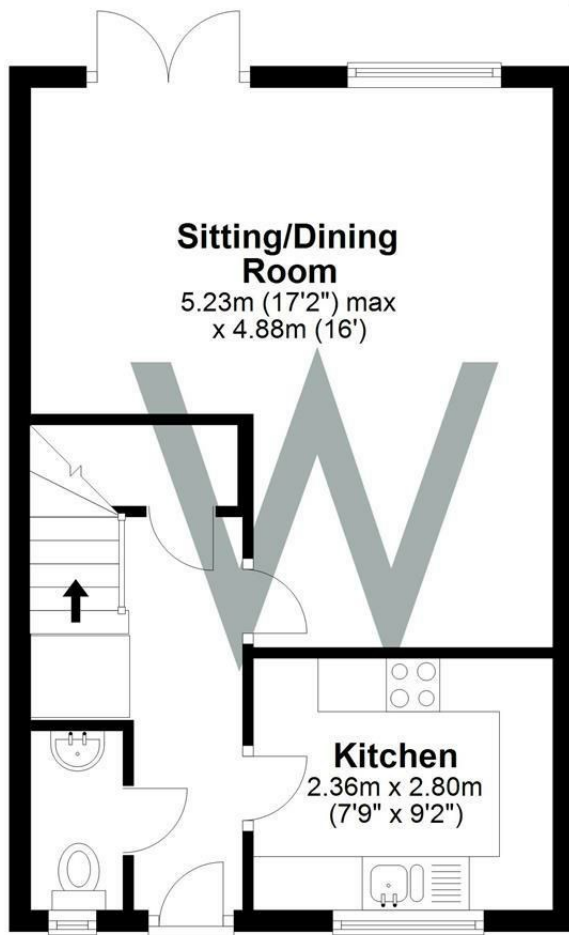
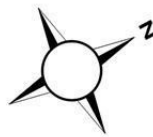
The Council Tax Band is C and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43

WHAT3WORDS

What3Words reference is://flown.tricks.voting

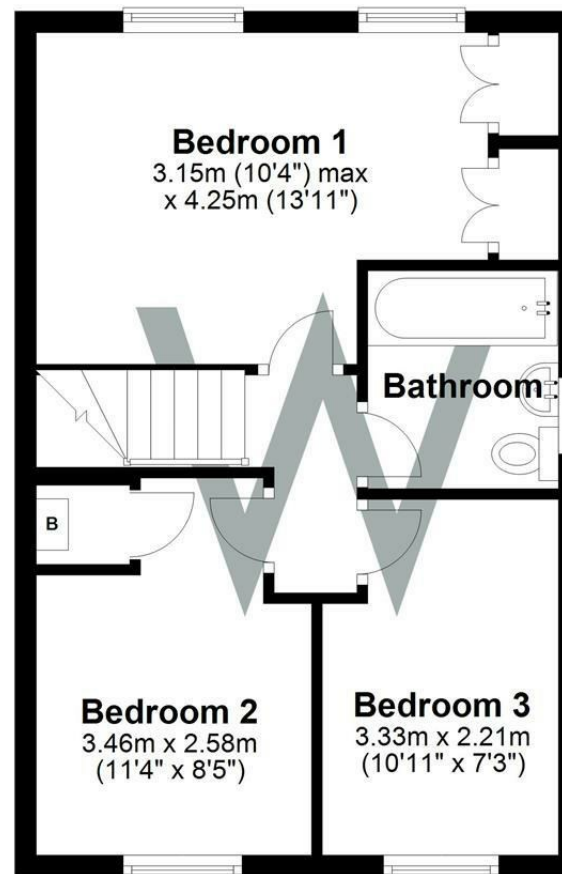
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 75.2 sq. metres (809.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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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