



29 Greenwood Avenue, Laverstock, Salisbury, Wiltshire, SP1 1PD

Guide Price £325,000 Freehold

## **A detached bungalow in need of refurbishment and occupying a prominent corner plot position.**

### **Directions**

From our office in Castle Street, proceed away from the city centre and at the roundabout turn right onto the ring road. At St Marks roundabout take the third exit onto Wain-a-long Road and at the bottom of the hill turn right. At the mini roundabout turn left into Laverstock under the railway bridge before taking the second right into Mayfair Road. Take the first right in to Greenwood Avenue and the property can be found towards the end on the corner on the left hand side just before the bend.

### **Description**

The property is a detached bungalow in need of refurbishment and occupying a prominent corner plot position in this popular residential area. It offers tremendous scope with potential for extension and reconfiguration. The accommodation currently comprises a sitting room which leads to a family/dining room which has patio doors in to the garden. There is a kitchen, a double bedroom which leads to a shower room and a further smaller room. Benefits include PVCu double glazing, gas central heating and gardens on three sides with a hardstanding area for off road parking. Greenwood Avenue lies within the popular suburb of Laverstock which has an excellent range of schooling and shops and there is a nearby bus service to the city centre which lies approximately one mile away.

### **Property Specifics**

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

#### **Entrance hall**

Part glazed front door, dado rail, loft access, wall mounted thermostat, cupboard housing Worcester gas fired boiler, linen cupboard with shelving and radiator.

#### **Sitting room 10'9" x 10'5" (3.29m x 3.19m)**

Bay window to front, radiator, stone fireplace with gas fire and timber mantel over, through to:

#### **Dining/Family room**

Space for table and chairs, radiator, telephone point, sliding patio doors to garden, through to:

#### **Kitchen 15'1" x 10'1" (4.62m x 3.08m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, space/plumbing for washing machine and dishwasher, space for fridge/freezer, sink and drainer under window to rear, radiator, part glazed door to:

#### **Side lobby 7'2" x 6'1" (2.19m x 1.86m)**

Window to rear, radiator, roller door to front.

#### **Bedroom one 10'8" x 10'5" (3.26m x 3.19m)**

Bay window to front, fitted wardrobe, radiator, door to:

#### **Shower room 10'4" x 8'5" both max (3.16m x 2.58m both max)**

Fitted with a low level WC, wash hand basin, shower area, door to:

#### **Store room 5'11" x 8'5" max 5'7" min (1.81m x 2.57m max 1.71m min)**

Window to side.

### **Outside**

The gardens are a particular feature of the property lying on three sides. The front garden has a lawn with flower beds and borders with a path to the front door. The lawn extends around the side of the bungalow. The rear garden has lawn and paved areas including a larger area of hardstanding suitable for off road parking. There is an outside tap and light.

### **Services**

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

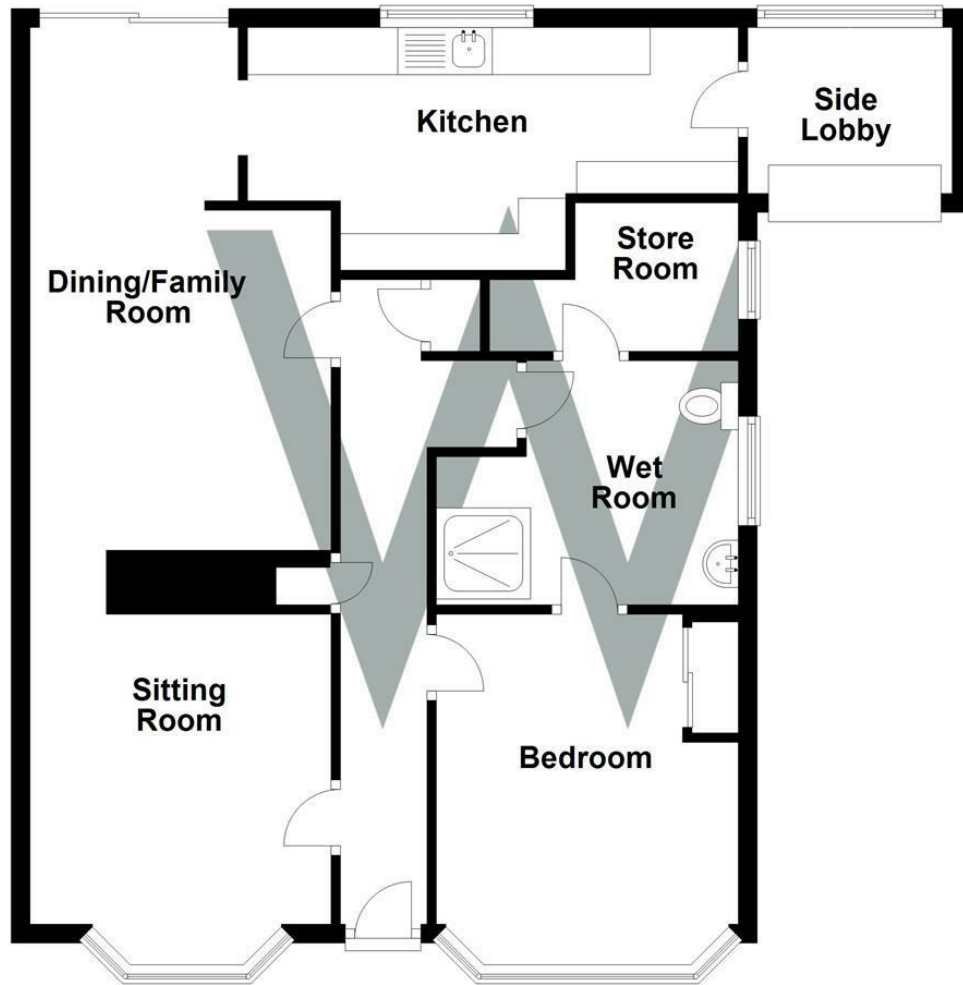
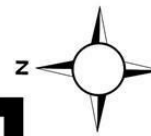
### **Outgoings**

The Council Tax Band is ' C ' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,948.28.

### **WHAT3WORDS**

What3Words reference is: ///spared.belly.filled

**Floor Plan**  
Approx. 76.0 sq. metres (817.9 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**WHITES**  
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