



1A Roman Road, Salisbury, Wiltshire, SP2 9BH

Asking Price £385,000 Freehold

Stunning, brand new home, with parking to front and ready for immediate occupation.

Directions

From our office proceed north to the roundabout and turn left on to the ring road. At the next roundabout take the second exit on to the A36 Wilton Road and continue along here, turning right at Skew Bridge into Roman Road. Go straight over the roundabout where the property will be seen immediately on the left hand side.

Description

An exceptional, brand new home, built to a very high specification and offered for immediate occupation. The house is very well insulated and comes with the benefit of gas central heating by radiators and PVCu double glazed windows and doors throughout. The accommodation consists of entrance porch, hall, cloakroom, utility cupboard, sitting room, kitchen/breakfast room, three good bedrooms, en-suite shower room and family bathroom. To the front of the property are two tarmac parking spaces, whilst to the rear is a private garden enclosed by timber fencing. The property is within easy walking distance of local stores whilst the city centre and railway station is about 1.4 miles.

Property Specifics

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

Entrance Porch

Tiled step and light.

Hall

Deep double utility cupboard with space and plumbing for washing machine and further appliance, stairs to first floor.

Cloakroom

Low level WC and wash hand basin.

Sitting Room

Southerly aspect.

Kitchen/Breakfast Room

Contemporary kitchen with range of work surfaces incorporating single bowl sink unit with mixer tap and induction hob, base and wall mounted cupboards and drawers, built-in fridge-freezer, electric oven, dishwasher, tiled floor and double doors to garden.

Landing

Hatch to insulated loft space.

Bedroom One

En-suite Shower Room

Large shower cubicle with thermostatic mixer shower and glass screens, low level WC and wash hand basin in vanity unit. Tiled walls and floor, extractor fan.

Bedroom Two

Bedroom Three

Space for wardrobes.

Family Bathroom

Panelled bath with thermostatic mixer shower over and glass screen, low level WC and wash hand basin in vanity unit. Tiled walls and floor, heated towel rail, extractor fan, downlighters.

Outside

The property is reached by a stone path leading to the front door with flowerbed and brick walls to side. Two tarmac parking spaces. A pedestrian path leads to the side of the house to the rear garden which is laid to lawn with paved terrace and enclosed by timber fencing. Water tap, outside sockets and lighting.

Services

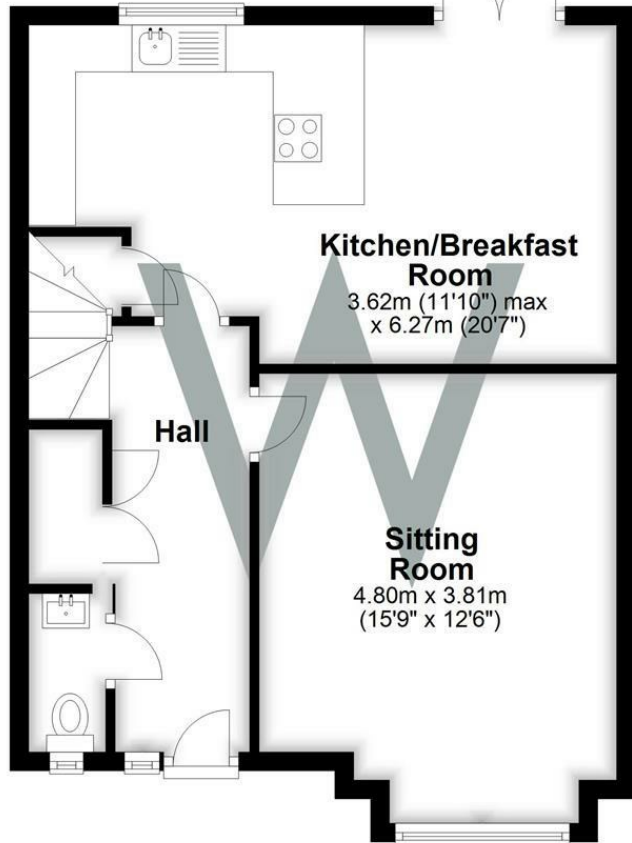
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is to be confirmed.

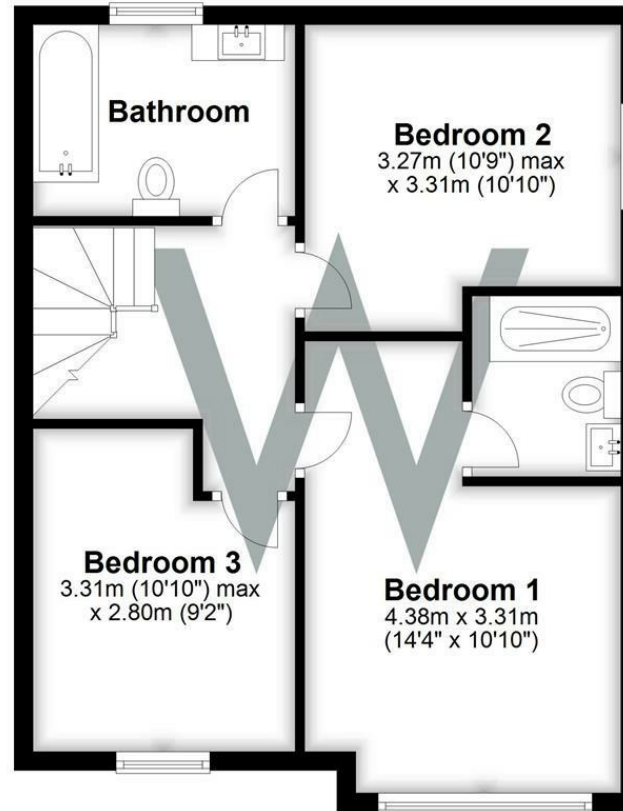
Ground Floor

Approx. 50.4 sq. metres (542.5 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.4 sq. feet)



Total area: approx. 100.0 sq. metres (1076.9 sq. feet)



WHITES

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