



2 Oakway Road, Salisbury, Wiltshire, SP1 3QN

£240,000 Freehold

## Modern end-terraced house with a south-facing corner garden and delightful views over the city and Cathedral.

### Directions

From the city proceed north on the A345 (Castle Road). At the mini-roundabout turn right into St Francis Road , first right into Thistlebarrow Road, left into Sunnyhill Road and Oakway Road is first on the left.

### Description

A lovely, modern end of terrace home situated in a popular residential location, in an elevated position overlooking the city and with views of the Cathedral. The accommodation consists of entrance porch, sitting/dining room, kitchen, conservatory, two bedrooms and a shower room. There is a easy maintenance walled corner garden, gas central heating, double glazed windows and doors and wooden flooring to the ground floor. The property has had a new front door installed recently, together with two new Velux windows and redecorated throughout. Offered in excellent condition, this is an ideal property for a downsizer, first time buyer or buy-to-let.

### House Specifics

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

#### Entrance porch

Double built-in coats cupboard. Door to:

#### Sitting/dining room 22'6" x 14'2" max (6.86m x 4.32m max)

Stairs to first floor, wooden flooring, fireplace with stone surround and hearth, wooden mantel. Sliding doors to conservatory. Door to:

#### Kitchen 10'2" x 6' (3.10m x 1.83m)

Wall mounted Worcester boiler for central heating and hot water, range of work surfaces with inset single drainer stainless steel sink unit and mixer taps, cupboards and drawers below, space and plumbing for washing machine, space for electric cooker. Wall mounted cupboards, part tiled walls. All the white goods are included and will be staying. Door to:

#### Conservatory 12'10" x 6' (3.91m x 1.83m)

With power and light and door to garden.

### First floor - landing

Hatch to loft space.

#### Bedroom one 13'10" x 10'6" (4.22m x 3.20m)

Built-in wardrobe cupboard with hanging rail, double cupboard housing lagged hot water tank with immersion heater.

#### Bedroom two 11'9" x 7'9" (3.58m x 2.36m)

Range of built-in wardrobe cupboards with shelves to side.

#### Shower room

Tiled walls, wash-hand basin in vanity unit with cupboard below, low level WC, raised shower cubicle with thermostatic shower. Tiled floor.

#### Outside

Walled corner garden with a southerly aspect and pedestrian gate to front. Raised paved path behind low brick wall leading to further paved area. Water tap. Garden shed.

There is a parking area to the rear for the residents of Oakway Road.

#### Services

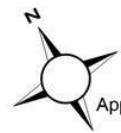
Mains gas, water, electricity and drainage are connected to the property.

#### Outgoings

The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,873.56.

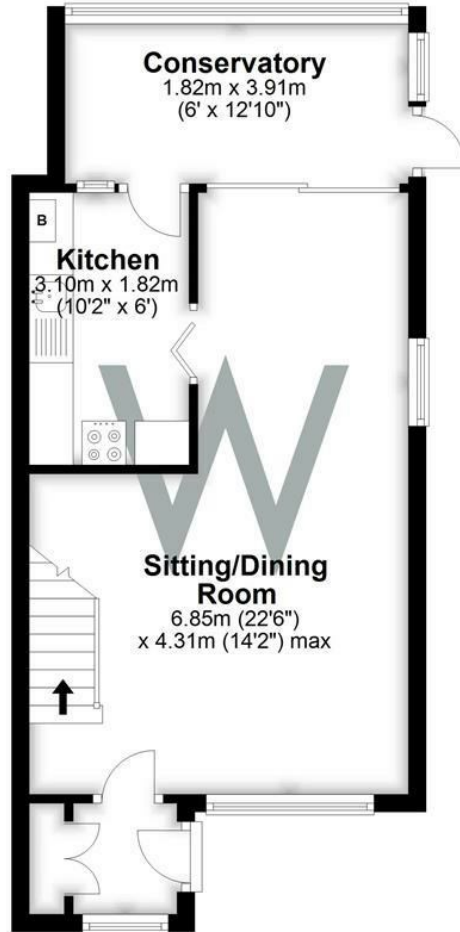


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



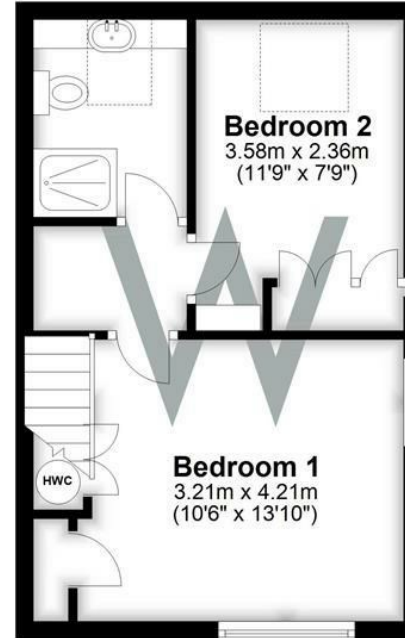
### Ground Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



### First Floor

Approx. 28.8 sq. metres (310.5 sq. feet)



Total area: approx. 68.2 sq. metres (733.6 sq. feet)

### WHITES

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