



44 St. Martins Close, Barford St. Martin, Salisbury, Wiltshire, SP3 4AX

£242,000 Freehold

## **A refurbished three bedroom terraced house in a no through road overlooking open space to the front.**

### **Directions**

Leave Salisbury on the A36 Wilton Road and upon reaching Wilton turn left at the roundabout to continue through the town centre. Leaving on the A30 Shaftesbury Road, proceed towards Barford St Martin turning right at the Barford Inn to continue on the B3089. Towards the end of the village turn right into Dairy Road and then take the second right into St Martins Close. Continue to the end of the road and the property can be found along on the right hand side overlooking green space.

### **Description**

The property is a refurbished terraced house in a no through road location and overlooking green space to the front on the edge of this popular village. The property is offered to the market in excellent condition throughout with a refurbished kitchen, cloakroom and bathroom. The property has also been redecorated and recarpeted throughout and new electric radiators have been installed in addition to underfloor heating in the kitchen which also has integrated appliances. Further benefits include PVCu double glazing throughout and front and rear gardens. A particular feature of the property is the location, away from passing traffic and with views to the front across open green space. There is also a nearby residents car park. Barford St Martin lies approximately 5 miles from Salisbury and 2 miles from Wilton. Local amenities include a nursery, a public house and a useful petrol station/convenience store. A wider range of amenities can be found in Wilton into which there is a regular bus service.

### **Property Specifics**

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

#### **Entrance hall**

Stairs, window to front, wood effect floor, inset spotlights, radiator.

#### **Sitting room 17'8" x 10'4" (5.40m x 3.15m)**

Windows to front and rear, fireplace with space for electric fire on tiled hearth with timber mantel, wood effect floor, telephone and TV point.

#### **Kitchen/breakfast room 13'8" x 11'10" (4.18m x 3.63m)**

Refitted with an excellent range of base and wall units with roll top work surfaces over, integrated Range style double oven with four ring gas hob and extractor over, integrated washing machine and dishwasher, sink and drainer with mixer tap under window to rear, tiled floor with underfloor electric heating with digital control, space for table/chairs, inset spotlights, door to rear.

### **Cloakroom**

Fitted with a white suite comprising low level WC, wash hand basin, obscure glazed window to side, inset spotlights, tiled floor and part tiled walls.

### **First floor - landing**

Window to front, airing cupboard housing hot water tank and immersion.

#### **Bedroom one 12'4" x 11'10" (3.76m x 3.62m)**

Window to rear, large fitted wardrobe, telephone point.

#### **Bedroom two 12'0" x 9'2" (3.67m x 2.80m)**

Window to rear, radiator, access to loft.

#### **Bedroom three 8'6" x 8'2" (2.61m x 2.49m)**

Window to front, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with waterfall effect shower over and shower screen, heated towel rail, tiled floor and part tiled walls, extractor, inset spotlights.

### **Outside**

The property occupies a delightful position away from passing traffic and overlooking an open grassed area. There is a front garden with a path and steps leading to the front door. There is side access to the rear garden which has a paved and gravelled area, the remainder being lawned and enclosed by fencing. There is also a useful brick storage building. On the approach to the terrace, there is a residents car park with ample parking.

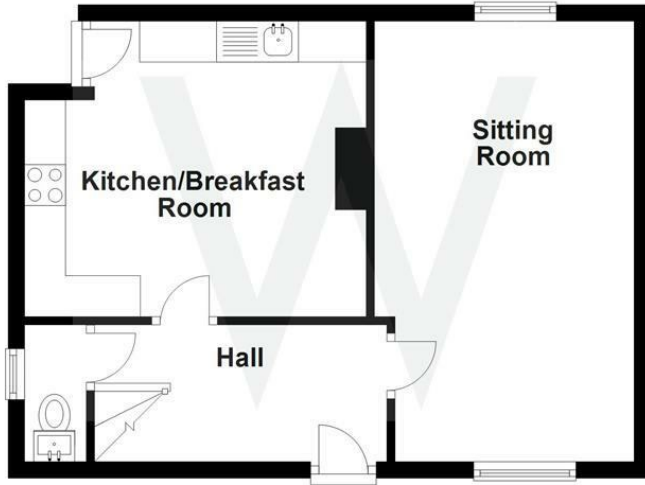
### **Services**

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

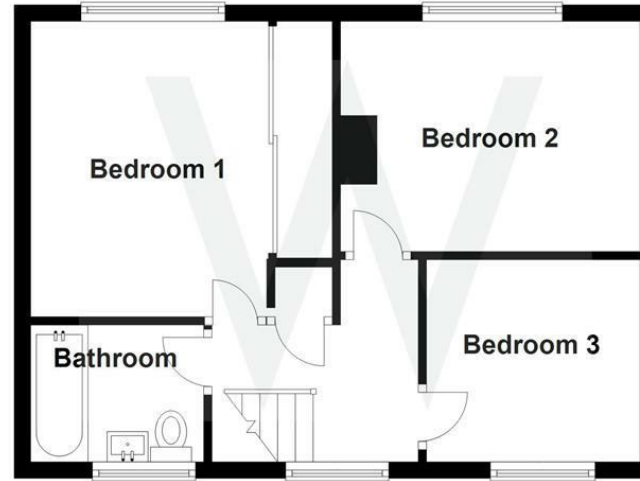
### **Outgoings**

The Council Tax Band is 'B' and the payment for the year 2020/2021 payable to Wiltshire Council is £1,513.34.

**Ground Floor**  
Approx. 39.2 sq. metres (422.5 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (431.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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Total area: approx. 79.3 sq. metres (853.8 sq. feet)



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