



12 St. Margarets Close, Salisbury, Wiltshire, SP1 2RY

£350,000 Freehold

A stylishly renovated three bedroom semi detached house situated in a cul de sac in a popular residential location.

Directions

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. Passing the Market Square, follow the road around to the right into Brown Street and at the next traffic lights turn left into Milford Street. Proceed through the traffic lights under the flyover into Milford Hill and at the mini-roundabout turn right towards Laverstock. Take the first right into St Margarets Close and the property can be found on the left hand side.

Description

The property is a three bedroom semi detached house in a cul de sac within close proximity to the city centre. The current owner has updated the house in a contemporary manner in 2019 and has installed gas central heating and replaced all the windows and doors in the last three years. Features of note include engineered oak flooring, a new kitchen with walnut work surfaces, oak veneer internal doors, stylish floor to ceiling radiators and the garden has been landscaped. On the ground floor there is a cloakroom, a sitting/dining room with French doors leading out to a paved/gravelled front courtyard garden and a sitting room, again with French doors leading on to the rear garden. On the first floor there are three bedrooms (two doubles) and a bathroom. The rear garden enjoys a south easterly aspect and to the front there are two adjacent parking spaces next to a detached garage. St Margarets Close lies in the popular Shady Bower area of the city and there is a regular bus service into the centre of the city which has an excellent range of educational, recreational, leisure and shopping facilities in addition to a mainline railway station serving London Waterloo.

Property Specifics

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

Entrance Hall

Engineered oak flooring, through to kitchen/dining room, sliding door to:

Cloakroom

Obscure glazed window to front, low level WC with wash hand basin, radiator.

Kitchen/Dining Room 27'9" x 8'10" both max (8.46m x 2.70m both max)

Fitted with a range of grey fronted base and wall units with walnut work surfaces over, engineered oak flooring, Belfast style sink with mixer tap over, integrated electric oven, grill and microwave, integrated four ring induction hob with extractor over, space for fridge/freezer, two radiators, French doors to front, window to side and glazed door to rear, space for table and chairs, stairs with cupboard under, glazed door to:

Sitting Room 15'10" x 9'6" (4.85m x 2.90m)

French doors to rear, window to side, TV point, radiator.

First Floor - Landing

Storage cupboard also housing wall mounted gas boiler.

Bedroom One 13'2" x 9'7" both max (4.02m x 2.93m both max)

Two windows to rear, radiator.

Bedroom Two 10'6" x 8'9" (3.22m x 2.69m)

Dual aspect with windows to front and side, radiator, built in wardrobes.

Bedroom Three 11'11" x 5'10" (3.64m x 1.80m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with waterfall shower over and shower screen, wash hand basin, low level WC, brick effect tiled splashbacks, heated towel rail, extractor, inset spotlights, wood effect floor, obscure glazed window to rear.

Outside

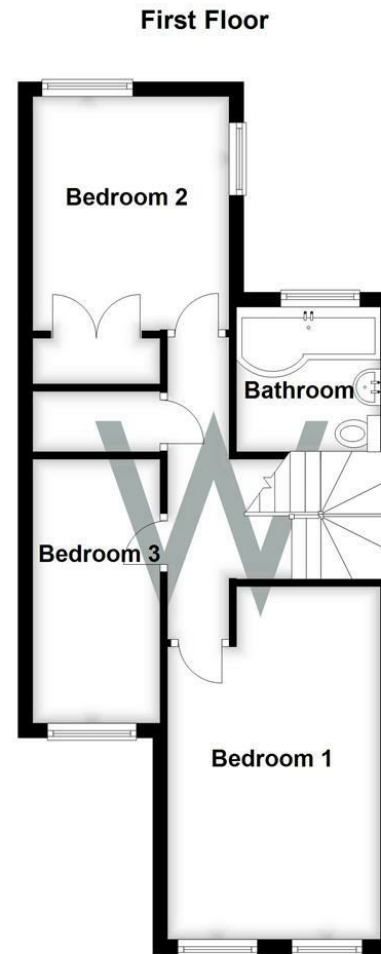
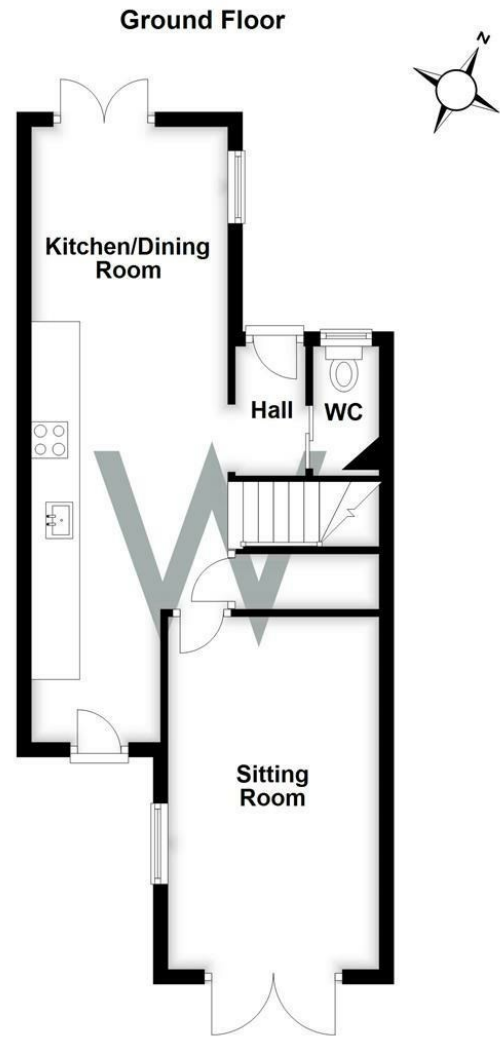
To the front of the property is a paved/landscaped front garden, two adjacent parking spaces and a detached garage measuring 4.80m x 2.74m with an up and over door, power and light. The rear garden has a paved area, lawn and raised decked area and flower beds.

Services

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

Outgoings

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,191.82.



Total area: approx. 87.1 sq. metres (937.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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