



5 Riverside Terrace, Stapleford, Salisbury, Wiltshire, SP3 4LF

£360,000 Freehold

A well presented three bedroom semi detached house situated in a cul de sac within a popular village.

Description

The property is a semi detached house with well proportioned accommodation and occupying an elevated cul de sac position away from passing traffic within this popular village. The accommodation comprises an entrance porch and a hallway which leads to two reception rooms. The sitting room has a multi fuel burner and the dining room has an open fireplace. The kitchen has a good range of units and there is a utility room, a cloakroom and a study/bedroom. On the first floor are three bedrooms and a bathroom. There is a rear garden and to the front there is a further area of garden, currently used as a vegetable plot. The property also benefits from PVCu double glazing and electric heating via an electric boiler. Also within the cul de sac is a residents parking area. To the front of the property there are far-reaching views across the village which has local amenities including a park, a church, village hall, a garage and a pub/restaurant. The neighbouring village of Berwick St James also has a public house and a farm shop. There is also an excellent bus service and convenient road access onto the A303. Salisbury lies approximately 7 miles away and offers a further comprehensive range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

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

Entrance Porch

Brick and double glazed elevations, tiled floor, part glazed door to;

Entrance Hall

Stairs, doors to dining room and to;

Sitting Room 17'1" x 11'8" (5.21m x 3.57m)

Dual aspect with windows to front and rear, fireplace with multi-fuel burner and exposed timber, two radiators, TV point, picture rail.

Dining Room 12'6" x 9'7" (3.83m x 2.94m)

Window to front, picture rail, radiator, open fireplace, through to;

Kitchen 15'9" max x 7'0" (4.81m max x 2.15m)

Fitted with base and wall units with work surfaces over, sink and drainer under window to rear, further window to rear, integrated electric oven, grill, dishwasher and hob with extractor, tiled floor, part glazed door to;

Utility Room

Work surface with space under for washing machine and tumble dryer, Belfast sink, tiled floor, electric fusebox and meter, part glazed door and window to rear, tiled floor, part glazed door to;

Study/Bedroom 12'9" x 11'10" both max (3.89m x 3.63m both max)

Window to front, radiator.

Cloakroom

Fitted with a low level WC, obscure glazed window to rear.

First Floor Landing

Window to rear.

Bedroom One 11'6" x 11'1" (3.52m x 3.39m)

Window to front, over stair wardrobe, radiator, brick fireplace, cupboard housing electric boiler.

Bedroom Two 12'6" x 9'5" (3.82m x 2.89m)

Window to front, over stair wardrobe, radiator.

Bedroom Three 9'8" x 7'1" (2.95m x 2.18m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, wash hand basin with cupboard under, tiled floor and walls, heated towel rail, obscure glazed window to rear.

Outside

The rear garden is mainly lawned with a central path and a patio area, shed and greenhouse. To the front is a further garden area currently used as a vegetable plot, There is also a parking area within the cul de sac.

Services

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

Outgoings

The Council Tax Band is C and the payment for the year 2023/2024 payable to Wiltshire Council is £1,872.54

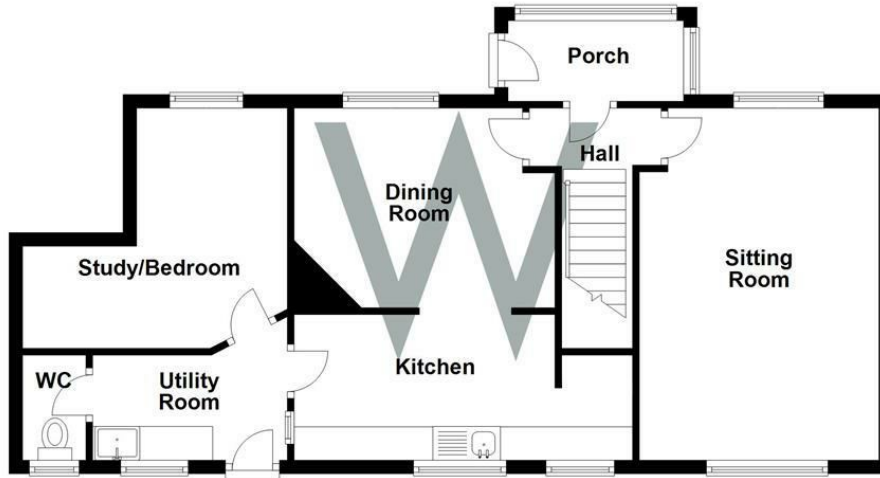
Directions

Leave Salisbury on the A36 Wilton Road. Upon reaching Wilton continue forwards at the roundabout and continue on the A36. Proceed through the villages of South Newton and Stoford and upon entering Stapleford turn right into the village. Continue through the village passing the church before turning right into Butts Hill. Take the first right into Riverside Terrace.

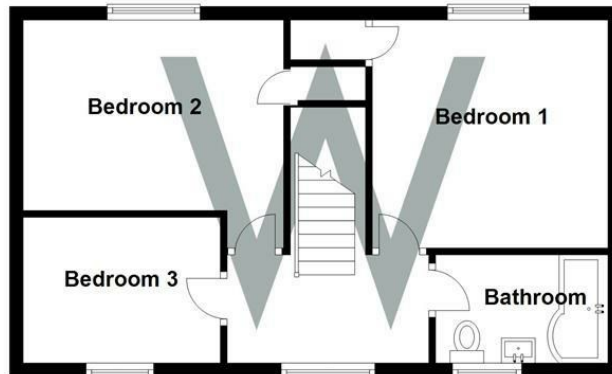
WHAT3WORDS

What3Words reference is: [///newsreel.leaned.doll](https://www.what3words.com/#!/newsreel.leaned.doll)

Ground Floor
Approx. 66.0 sq. metres (710.4 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 68 |
| (55-68) D | | | |
| (39-54) E | | 31 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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