



21 Ancient Way, Salisbury, Wiltshire, SP2 8TE

£335,000 Freehold

Modern semi-detached house in good order throughout together with parking and a garage.

Directions

Leave Salisbury in a southerly direction via Exeter Street and at the roundabout continue forwards into Newbridge Road. Continue in the left hand lane to leave Salisbury via the A338 Downton Road and at the first set of traffic lights turn right onto the Rowbarrow development. Take the first right hand turn bearing right into Ancient Way. Follow this road and No. 21 can be found towards the end on the left hand side.

Description

A modern semi-detached family home in a highly sought after area within walking distance of a good local school, city centre, hospital and local supermarket. Believed to date from around 2000, the property has been well looked after and benefits from gas central heating by radiators, UPVC double glazing, UPVC fascias and soffits, oak flooring to downstairs reception, tiled floor to the kitchen and further hard flooring upstairs. There is a very well maintained garden with a south-westerly aspect and an attached garage with electric up and over door. Offered with vacant possession.

Property Specifics

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

Entrance hall

Oak flooring, stairs to first floor.

Cloakroom

Tiled floor, low level WC and corner wash-hand basin.

Sitting room 15'0" x 14'11" max (4.59m x 4.57m max)

Feature wall mounted electric coal effect fire, oak flooring, coved ceiling. Door to:

Kitchen/dining room 14'11" x 9'2" (4.57m x 2.8m)

Tiled floor, double doors to garden. Range of work surfaces with inset gas hob, stainless steel sink with mixer tap, base and wall mounted cupboards and drawers, space and plumbing for washing machine, built-in oven and cooker hood, appliance space, breakfast bar.

First floor - landing

Hatch to insulated loft space, cupboard housing Worcester gas fired combination boiler for central heating/hot water.

Bedroom one 12'4" x 8'2" (3.78m x 2.50m)

Built-in wardrobes.

Bedroom two 11'0" x 8'2" (3.37m x 2.50m)

Built-in wardrobe cupboard.

Bedroom three 8'8" x 6'5" (2.65m x 1.97m)

Bathroom

White suite of panelled bath, low level WC and wash-hand basin. Part tiled walls, thermostatic mixer shower, folding shower screen, extractor fan, shaver socket.

Outside

Low brick wall with wrought iron railings and steps up to front door. Adjoining gravelled area with shrubs for easy maintenance. There is a tarmac driveway to the side leading to the garage which has an electric up and over door, light and power and pedestrian door to rear garden. The rear garden has a paved patio and steps up to low brick wall leading to lawn with flowerbeds. Further steps lead to a gravelled area to rear with mature shrubs and bamboos. The whole is enclosed by timber fencing, external water tap and further decked area to the rear of the garage.

Services

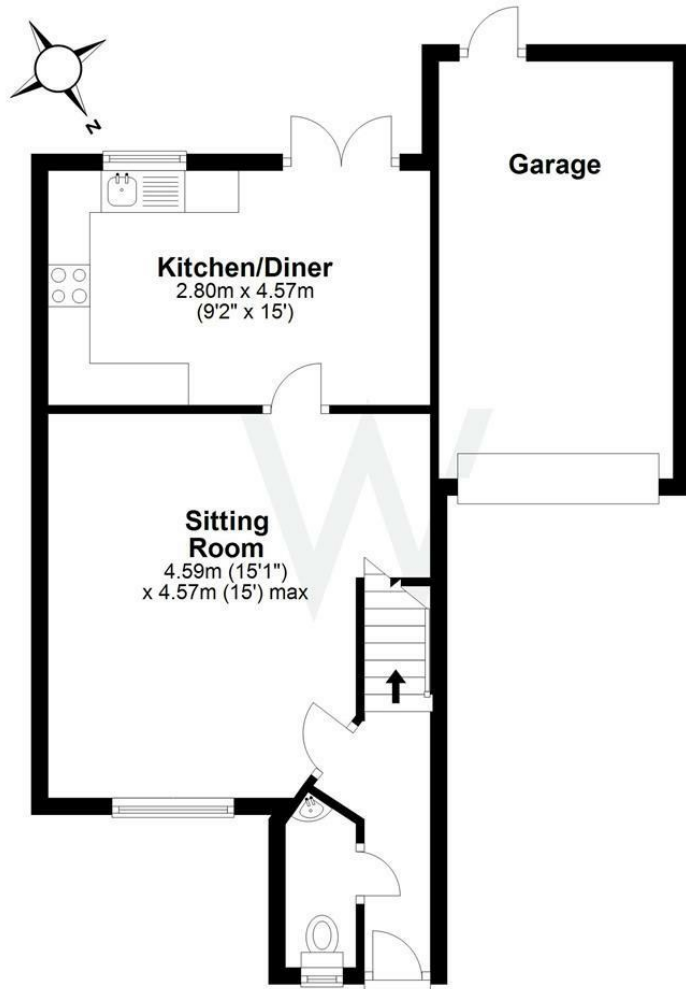
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,107.75.

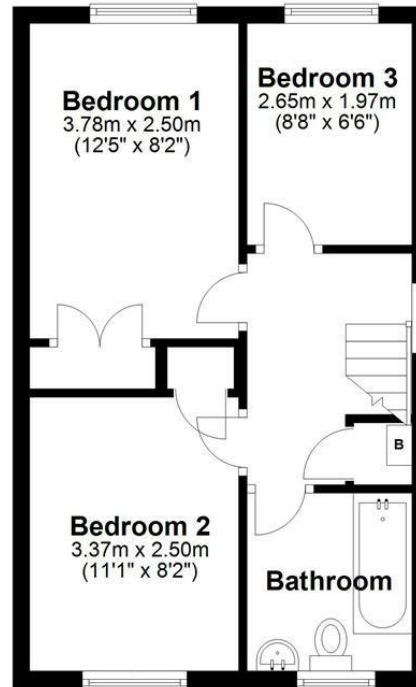
Ground Floor

Approx. 52.1 sq. metres (560.9 sq. feet)

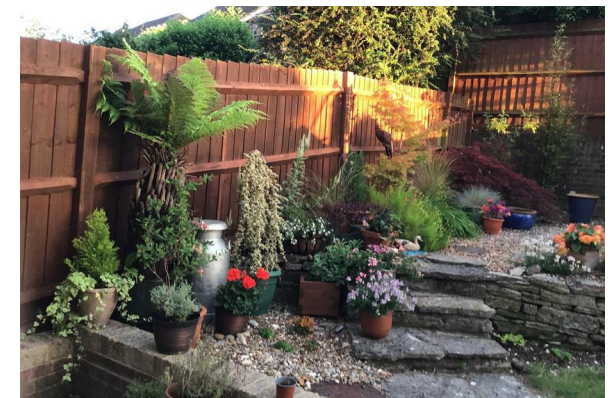


First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 88.2 sq. metres (948.9 sq. feet)



WHITES

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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			
		75	87
England & Wales		EU Directive 2002/91/EC	

