



24 Butts Road, Salisbury, Wiltshire, SP1 3ND

Guide Price £250,000 Freehold

A semi-detached house in a great location together with an 85ft rear garden.

Directions

From our office proceed north, over the ring road roundabout into Castle Road. Take the first on the left into Butts Road where number 24 will be seen on the right hand side as indicated by the agents for sale board.

Description

A semi detached house together with a good garden, just outside the ring road, within walking distance of the city centre, train station, waitrose and local schools. This offers terrific potential to extend and alter as can be seen in the photograph taken from the rear. The agent believes that parking could be created (subject to permissions). Gas central heating has been installed and there is double glazing. There is an open fireplace in the sitting room, original doors and furniture and a cast iron fireplace in the second bedroom. In good condition overall, the property would benefit from a new kitchen and bathroom which gives new owners the opportunity to put their own stamp on the property. Vacant possession is offered.

Property Specifics

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

Entrance hall

Stairs to first floor, door to:

Sitting room 13'1" x 12'0" (4m x 3.68m)

Tiled fireplace with alcove to side, picture rail, door to:

Kitchen 13'1" x 7'10" (4m x 2.4m)

Range of worktops with inset stainless steel sink and drainer. Base and wall mounted cupboards and drawers. Appliance space. Opening to:

Dining room 10'7" x 6'11" (3.25m x 2.13m)

Double aspect room with door leading to the rear garden.

Rear Lobby

Door to side garden, deep understairs storage cupboard.

Cloakroom

Wall mounted Gloworm gas boiler for central heating and hot water, low level wc.

First Floor - landing

Hatch to loft space.

Bedroom one 13'0" x 9'7" (3.98m x 2.94m)

Cast iron fireplace, walk in wardrobe.

Bedroom two 10'3" x 6'11" (3.14m x 2.13m)

Bathroom 8'10" x 6'11" (2.7m x 2.13m)

Panel bath with electric shower over, wash basin and low level wc. Cupboard housing lagged hot water tank with immersion heater.

Outside

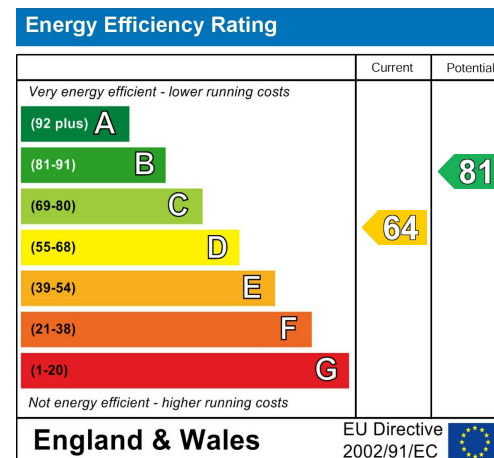
The property is approached through a wrought iron gate with walls to side. The front garden is lawned with walls to sides. Further gate leads to side of the house with path to back door. The rear garden extends to about 85ft, with paved patio leading to lawn. Garden shed. Enclosed by walls and timber fencing.

Services

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

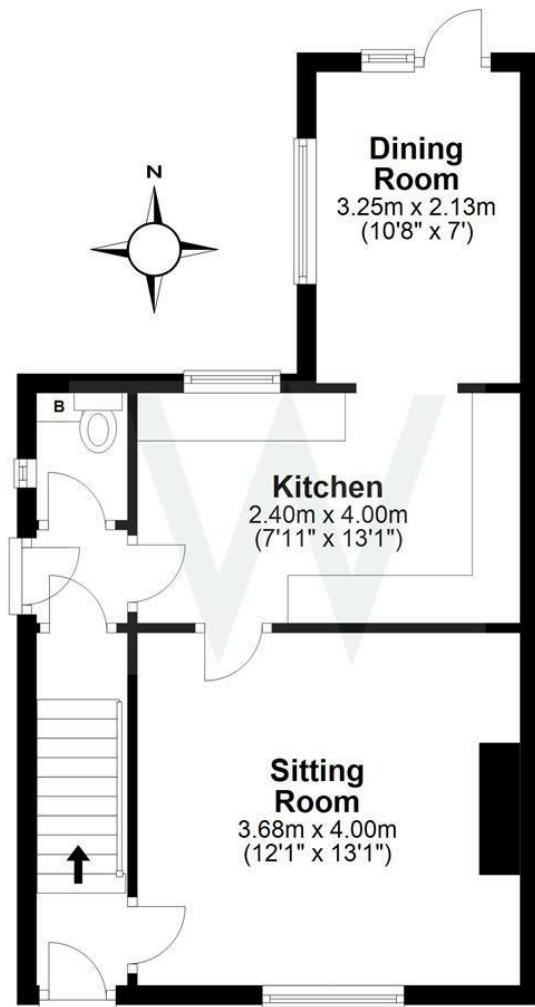
Outgoings

The Council Tax Band is ' A ' and the payment for the year 2020/2021 payable to Wiltshire Council is £1354.00.



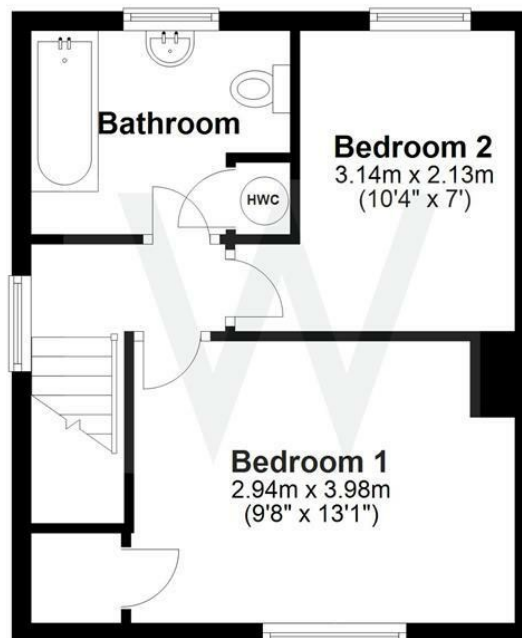
Ground Floor

Approx. 38.3 sq. metres (412.7 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)



WHITES

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