



14 Pauls Dene Road, Salisbury, Wiltshire, SP1 3SE

Guide Price £325,000 Freehold

A three bedroom semi detached house situated in a quiet cul de sac and offered with no onward chain.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout continue forwards on to Castle Road. Crossing two mini roundabouts, take the next right hand turn into Pauls Dene Road. Turn right again and the property can be found at the end on the right hand side.

Description

The property is a semi detached house situated at the end of this popular road and is offered to the market with no onward chain. The accommodation comprises an entrance hallway, an understair cloakroom and two reception rooms. The sitting room has an attractive bay window and the dining room has French doors leading to the rear garden. The kitchen has an integrated oven and hob and this also accesses the rear garden. On the first floor are two double bedrooms, a single bedroom and a family bathroom with a shower over the bath. Benefits include gas central heating, PVCu double glazing a large garden with a westerly facing garden and a driveway that could provide off road parking. Pauls Dene Road is a quiet cul de sac on the northern outskirts of the city with excellent open spaces nearby (Hudsons Field, Old Sarum, Victoria Park, Bishopdown Country Park) and there is a regular bus service to the city centre which lies approximately one mile away.

Property Specifics

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

Entrance Hall

Window to side, stairs, radiator.

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

Sitting Room 11'11" max x 11'10" (3.64m max x 3.63m)

Bay window to front, fireplace with brick surround, radiator.

Dining Room 12'5" x 10'7" (3.81m x 3.25m)

French doors to rear, radiator, built in cupboards with glass fronted display shelving, door to utility cupboard with space for washing machine.

Kitchen 8'10" x 6'11" (2.71m x 2.11m)

Cream fronted cupboards with work surfaces and tiled splashbacks, sink and drainer under window to side, window and part glazed door to rear, integrated electric oven and hob with extractor over, space for fridge/freezer.

First Floor - Landing

Window to side, loft access.

Bedroom One 12'0" x 10'9" max (3.66m x 3.28m max)

Window to front, radiator.

Bedroom Two 12'5" x 11'8" max (3.80m x 3.57m max)

Window to rear, radiator, wash hand basin with cupboard under.

Bedroom Three 8'0" x 6'11" (2.45m x 2.13m)

Window to front, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with Mira shower over, wash hand basin, low level WC, radiator, obscure glazed window to rear, cupboard housing gas boiler.

Outside

To the front of the property is a driveway and an area of front garden. To the side of the house is a useful storage shed. The rear garden has a raised patio with steps down to a lawn which is enclosed by timber fencing. There is an outside light and tap and a brick shed.

Services

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

Outgoings

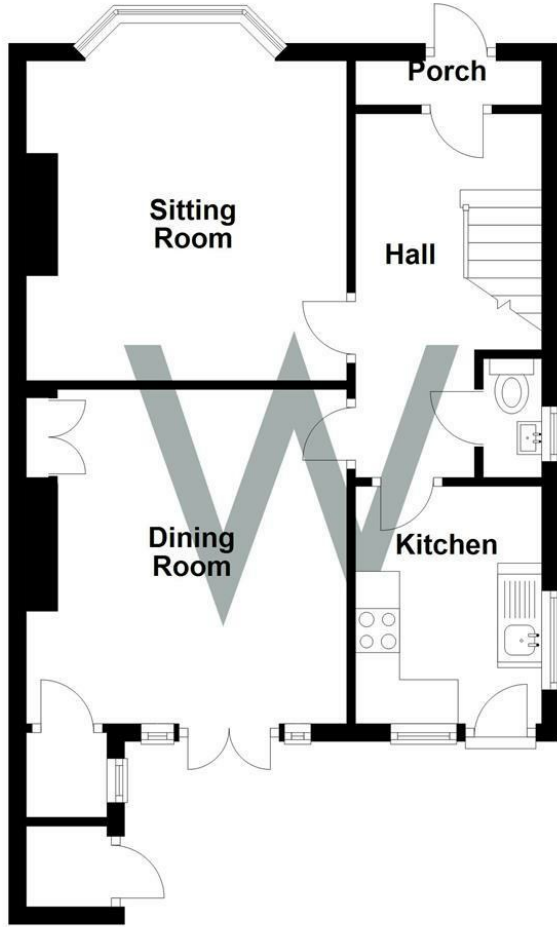
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

WHAT3WORDS

What3Words reference is: ///gasp.whistling.spout

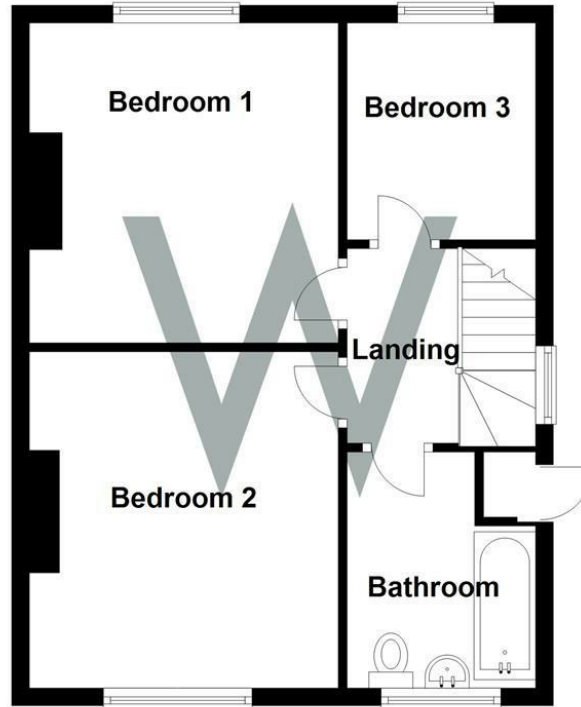
Ground Floor

Approx. 46.3 sq. metres (498.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



Total area: approx. 89.7 sq. metres (965.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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