



106 Greenwood Avenue, Laverstock, Salisbury, Wiltshire, SP1 1PE

£350,000 Freehold

**An three bedroom extended detached bungalow in need of some updating with a good size garden to the rear and off road parking.**

### **Description**

The property is a detached bungalow that is in need of some updating and situated in a popular suburb of Salisbury. The extended accommodation now comprises an entrance hallway, an open plan sitting/dining room, three bedrooms, a kitchen and a shower room. To the front of the bungalow there is off road parking for three cars and the large rear garden has a private aspect. Further benefits include PVCu double glazing and gas fired central heating. Greenwood Avenue lies within the popular suburb of Laverstock which has an excellent range of schooling (both primary and secondary), shops and there is a nearby 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**

Radiator, airing cupboard housing hot water tank and immersion, loft access.

#### **Sitting room 10'1" x 8'2" (3.08m x 2.50m)**

Patio doors and window to rear, fireplace with timber surround and electric fire, radiator, through to:

#### **Dining area 13'2" x 10'1" (4.03m x 3.08m)**

Space for table and chairs, radiator.

#### **Kitchen 11'9" x 10'0" (3.60m x 3.07m)**

Fitted with white fronted base and wall units with work surfaces and tiled splashbacks, sink and drainer under window to rear, integrated electric oven and grill, four ring hob and extractor, dishwasher and fridge/freezer, space/plumbing for washing machine, radiator.

#### **Bedroom one 10'7" x 10'5" (3.25m x 3.20m)**

Bay window to front, radiator, fireplace with stone backdrop and hearth with timber surround and mantel over with inset gas fire.

#### **Bedroom two 10'8" x 10'5" into wardrobe (3.26m x 3.18m into wardrobe)**

Bay window to front, fitted wardrobes, radiator.

#### **Bedroom three 10'5" into wardrobe x 8'4" (3.18m into wardrobe x 2.56m)**

Window to side, radiator.

### **Shower room**

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, corner shower cubicle, fully tiled walls, obscure glazed window to side.

### **Outside**

To the front of the property is a gravelled driveway providing off road parking for two cars. The rear garden is arranged on two levels and has a private aspect to the rear. There is a former garage/store with power and light.

### **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 £2,136.44.

### **Directions**

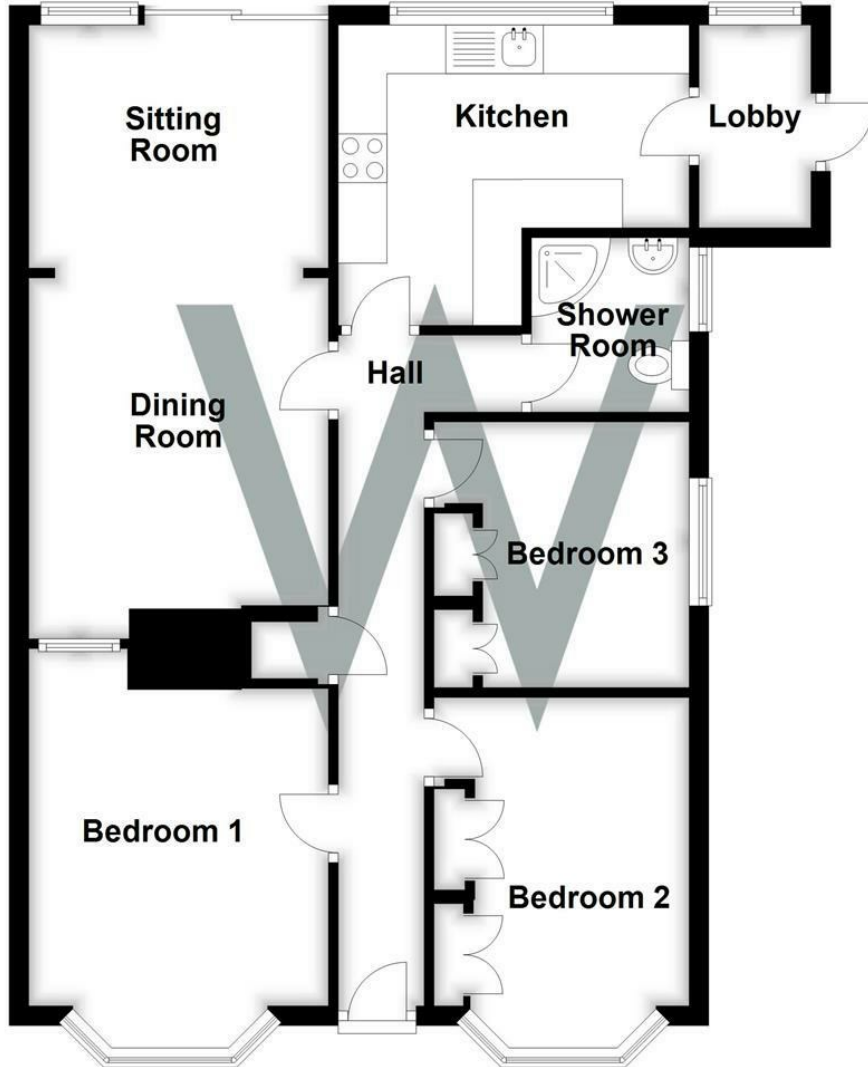
From our office in Castle Street, proceed away from the city centre and at the roundabout turn right onto the ring road. At St Marks roundabout take the third exit onto Wain-a-long Road and at the bottom of the hill turn right. At the mini roundabout turn left into Laverstock under the railway bridge before taking the second right into Mayfair Road. Continue up the hill following the road to the right in to Greenwood Avenue and the property can be found before the next bend on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///offers.safely.mutual](https://www.what3words.com/offer/safely/mutual)

## Floor Plan

Approx. 71.3 sq. metres (767.7 sq. feet)



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

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