



161 Bouverie Avenue South, Salisbury, Wiltshire, SP2 8EB

Guide Price £700,000 Freehold

Delightful family home at the end of one of Salisbury's most sought after roads with large south-facing garden.

Directions

Leave Salisbury via Exeter Street and continue into Newbridge Road. Continue over the large roundabout complex onto the A354 Coombe Road and turn right at the mini-roundabout into Bouverie Avenue. Bear left into Bouverie Avenue South and right into the continuation of this road. No. 161 will be found at the very end on the left hand side.

Description

Detached family home situated in one of Salisbury's most popular roads, with a large south-facing garden and within walking distance of the city centre, local schools and the hospital. To the front is a further area of garden, garage, parking and covered storage area. Further benefits include gas central heating by radiators, double glazed windows, cavity wall insulation and wood-burning stove in the sitting room. This is an exceptionally light and sunny house as most of the rooms are double aspect and it is offered in good order throughout. The fitted kitchen has recently been installed by Harwoods and there is a useful boiler room for drying clothes. Vacant possession is offered.

Bouverie Avenue South is one of Salisbury's premier roads, tree-lined and with a variety of detached homes. The city is within walking distance and can be accessed via the Cathedral or the town path. The hospital is also within walking distance as is Harnham School and the grammar schools.

House Specifics

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

Entrance porch

Entrance hall

Stairs to first floor with storage space beneath, smoke alarm.

Cloakroom

Low level WC, corner wash-hand basin with tiled splashback.

Inner hallway

Space for coats and shoes.

Boiler room 5'4" x 3'7" (1.65m x 1.11m)

Floor mounted gas boiler for central heating and hot water, programmer, consumer unit.

Sitting room 17'7" x 13'10" (5.36m x 4.23m)

Double aspect room with double doors to garden, fireplace housing wood-burning stove. Opening to:

Dining room 13'5" x 13'2" (4.09m x 4.02m)

Triple aspect room. Folding doors to:

Kitchen/breakfast room 13'2" x 10'5" (4.02m x 3.18m)

Extensive range of Corian work surfaces with inset four-ring induction hob with extractor fan over, twin bowl stainless steel sink unit with mixer taps over and fitted water softener, under counter cupboards and drawers, built-in dishwasher, wall mounted display cupboards, breakfast bar, double built-in Neff oven. A double aspect room with inset ceiling lights and spotlights. Serving hatch to dining room. Opening to:

Utility room 9'0" x 6'10" (2.76m x 2.09m)

Unit housing sink with mixer taps and cupboards below. Plumbing and space for washing machine, further appliance space, door to garden.

First floor - landing

Cupboard housing lagged hot water tank and immersion heater.

Bedroom one 16'10" x 13'2" (5.15m x 4.02m)

Triple aspect room with built-in double wardrobe, three further fitted double wardrobes.

Family bathroom

Double aspect room with white suite of panelled bath with electric power shower over, shower pole and curtain; low level WC and wash-hand basin with cupboard below. Part tiled walls.

Bedroom two 10'8" x 8'3" (3.26m x 2.52m)

Double aspect room, built-in double and single wardrobes.

Bedroom three/study 15'1" x 10'4" (4.6m x 3.17m)

Double aspect room, built-in wardrobe, built-in linen cupboard.

Shower room

Tiled shower cubicle with power shower, low level WC, wash-hand basin.

Second floor

Bedroom four 13'2" x 12'1" (4.02m x 3.69m)

Double aspect room with wash-hand basin with cupboards below and wardrobe.

Bedroom five 12'1" x 9'3" min (3.69m x 2.83m min)

Double aspect room, wash-hand basin with cupboard below, two built-in storage cupboards.

Outside

To the front of the property there is a parking area leading to a single garage. A five-bar gate leads to further parking and pedestrian gates lead to lawn, flowerbeds, trees and shrubs. The front is enclosed by hedging to north and west boundaries. There is a useful covered storage area with glazed door leading to rear garden. To the west of the house there are double timber gates which lead to the rear garden. The large south-facing rear garden has a full width raised terrace with steps down and flowerbeds leading to lawn with pergola and trained fruit trees, shrubs, flowerbeds, climbing plants and trees. To the rear of the garden is a further area of lawn with more flowerbeds, shrubs and trees. Useful vegetable area, garden shed and greenhouse. A pedestrian gate to the rear gives access to Coombe Road which gives access to the fields beyond Portland Avenue for dog walking.

Services

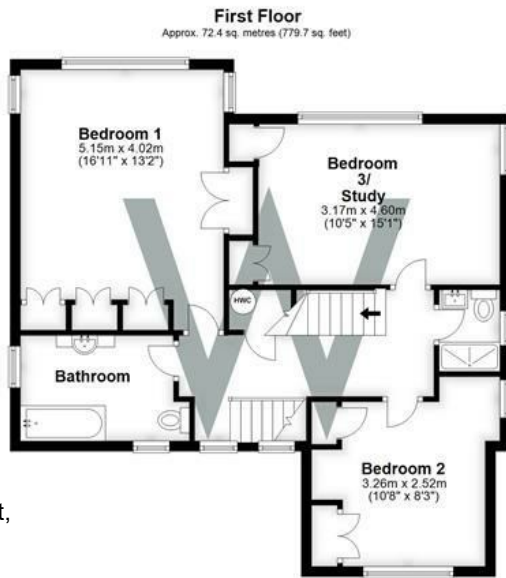
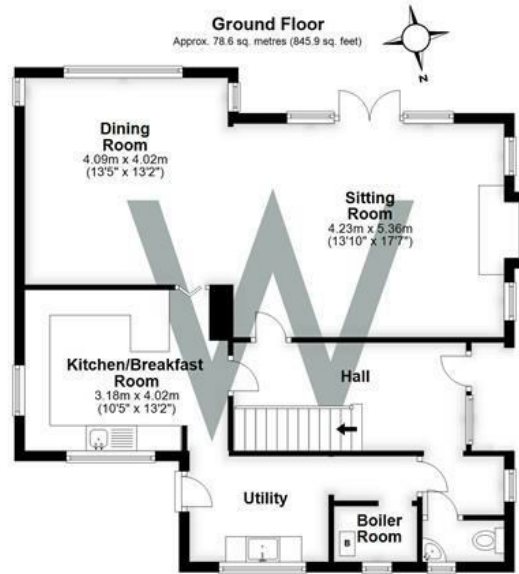
Mains gas, water and electricity are connected to the property. Septic tank drainage.

Outgoings

The Council Tax Band is 'G' and the payment for the year 2019/2020 payable to Wiltshire Council is £3,243.35.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		60	81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 183.4 sq. metres (1974.1 sq. feet)

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