



9 Elizabeth Road, Durrington, Salisbury, Wiltshire, SP4 8EQ

Guide Price £225,000 Freehold

A spacious and well built semi-detached property, in a quiet location, now in need of updating.

Directions

From Salisbury take the A345 to Amesbury and proceed over the A303 roundabout signposted to Durrington. At the next roundabout turn right into Larkhill Road, second left into Meads Road, first right into Coronation Road and first left into Elizabeth Road.

Description

A semi-detached house with gardens to front and rear together with parking and useful outside store. The accommodation consists of entrance hall, cloakroom, sitting room, conservatory, kitchen, three bedrooms and shower room. The windows and doors are PVCu double glazed and there is gas central heating by radiators. The rear garden is paved for easy maintenance and there is a garden shed. Vacant possession will be offered.

Property Specifics

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

Entrance Hall

Stairs to first floor landing.

Cloakroom

Low level WC and wash hand basin. Wall mounted Worcester combination gas fired boiler for central heating and hot water, part-tiled walls.

Kitchen 11'6" x 10'8" (3.52 x 3.26)

Range of work surfaces with inset one-and-a-half bowl stainless steel sink unit and mixer tap over, base and wall mounted cupboards and drawers, space for cooker, space and plumbing for washing machine, tumble dryer and dishwasher. Tiled floor, cupboard housing consumer unit, door to side passage.

Sitting Room 17'8" x 13'1" (5.39 x 4.01)

Fireplace with granite surround, wooden mantel and inset gas fire. Panelled walls, opening to:

Conservatory 9'1" x 8'11" (2.78 x 2.73)

Double doors to garden.

First Floor - Landing

Shelved linen cupboard.

Bedroom One 11'6" 10'5" (3.52 x 3.20)

Two double built-in wardrobes.

Bedroom Two 9'3" x 11'10" (2.84 x 3.61)

Wardrobe space.

Bedroom Three 8'0" x 8'11" (2.45 x 2.74)

Shower Room

Corner shower cubicle with thermostatic mixer shower, low level WC and wash hand basin. Tiled walls, extractor fan.

Outside

Side passage with doors to front and rear gardens, opening to brick built store with window to rear. The gardens have been designed for easy maintenance, with raised beds to front with gravel areas and path to front and side doors. Parking space. The rear garden is laid to paving slabs with timber fencing and walls to side and rear, trees and garden shed. Water tap.

Services

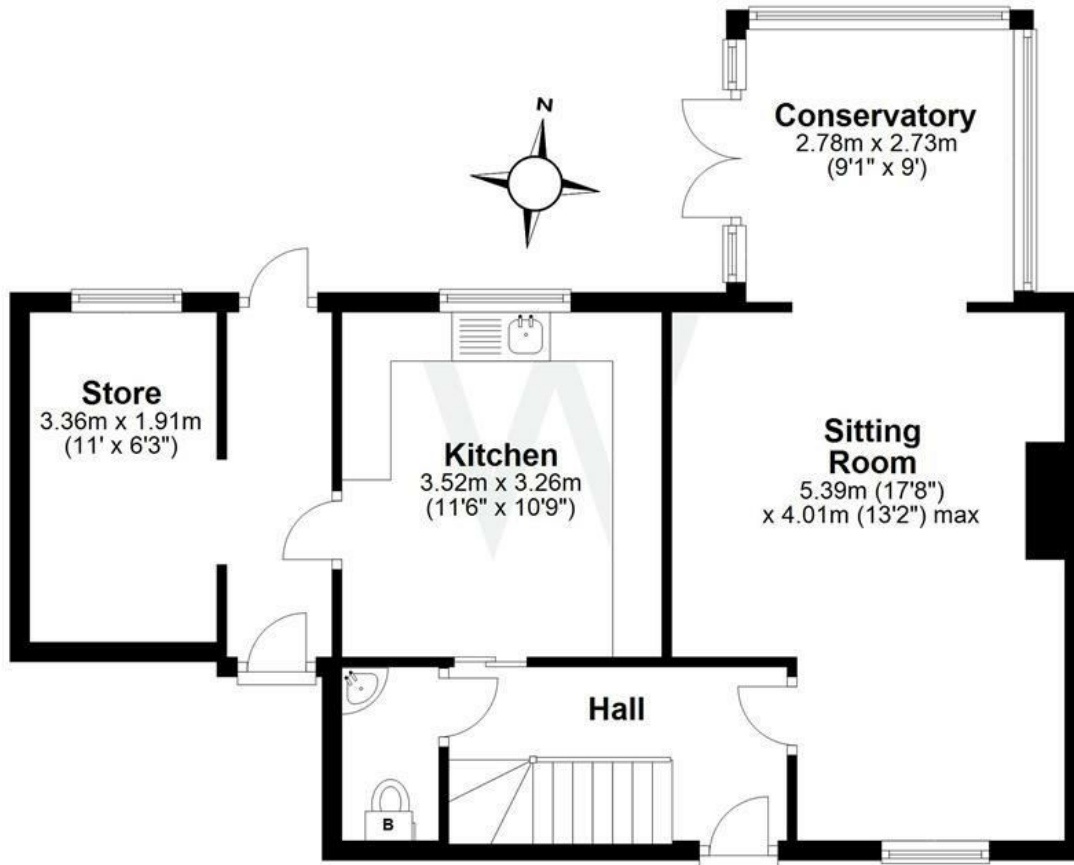
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2022/2023 payable to Wiltshire Council is £1704.74.

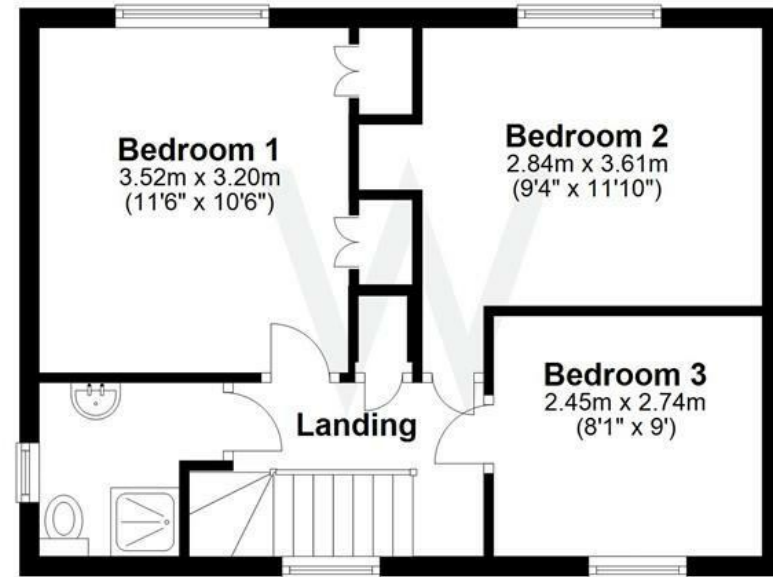
Ground Floor

Approx. 58.5 sq. metres (629.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.3 sq. feet)

WHITES

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