



24 Hoadley Green, Salisbury, Wiltshire, SP1 3HS

£215,000 Leasehold

A well proportioned and deceptively spacious two bedroom split level maisonette with a garden and off road parking. No onward chain.

Directions

Leave Salisbury on the A30 London Road and at the first set of traffic lights turn left onto the Bishopdown development. Take the first right onto Seth Ward Drive and after the left hand bend, turn right into Hoadley Green. Follow the road to the left and the property can be found on the right hand side.

Description

The property is a deceptively spacious split level maisonette which is offered to the market with no onward chain. Features of note include PVCu double glazing, an off road parking space and a private garden. The accommodation comprises on the ground floor an entrance porch and a hallway with stairs leading to the first floor. Also on the ground floor is a further room which could have a variety of uses including as a study and this leads to a conservatory which accesses the garden. The main accommodation is on the first floor where a landing leads to all the rooms. There is a sitting room which has a double aspect and an open fireplace with a cast iron fireplace and a kitchen which has a good range of units, an integrated oven, grill and hob and a breakfast bar. There are also two double bedrooms and a bathroom with a white suite and a shower over the bath. Further benefits include electric heating. Hoadley Green is a side road near to the facilities available on the development which include a convenience store, post office and a primary school. There is also a regular bus service to the city centre which lies approximately 2 miles away.

Property Specifics

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

Entrance Porch

Glazed window and door to:

Entrance Hall

Electric heater, window to side, stairs and door to:

Study 8'11" x 6'11" (2.73m x 2.11m)

Sliding patio doors to:

Conservatory 6'11" x 6'8" (2.12m x 2.05m)

Pitched perspex roof, tiled floor, windows and part glazed door to garden.

First Floor - Landing

Doors to all rooms, loft access, airing cupboard housing loose lagged hot water tank and shelving.

Sitting Room 16'4" x 11'9" max 9'10" min (5.00m x 3.59m max 3.01m min)

Dual aspect with windows to rear and side, cast iron fireplace with tiled backdrop and hearth with open fire, two TV points, telephone point, two electric heaters.

Kitchen/Breakfast Room 10'6" x 9'5" (3.22m x 2.88m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, breakfast bar under window to rear, space for slimline fridge/freezer, space/plumbing for washing machine, integrated electric oven, grill, hob and extractor over, cupboard housing electric fusebox and meter, TV point.

Bedroom One 12'3" x 11'6" (3.74m x 3.51m)

Window to front, TV point, telephone point, electric heater.

Bedroom Two 12'3" x 9'2" (3.74m x 2.80m)

Window to side, electric heater, built in single wardrobe.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with Mira shower over and shower screen, part tiled walls, tiled floor, electric heater, underfloor heating, shaver point, obscure glazed window to side.

Outside

To the front of the property is an off road parking space and a side gate leading in to the rear garden. this is lawned and gravelled with a central path and enclosed on all sides by timber fence and wall.

Tenure

Leasehold with a 125 year lease from 1989. Ground Rent £10.00, Buildings Insurance £38.70 and a management fee of £142.46. There was also a property maintenance charge of £126.30 for work carried out during the financial period 2021-2022 but this is only when works are carried out periodically.

Services

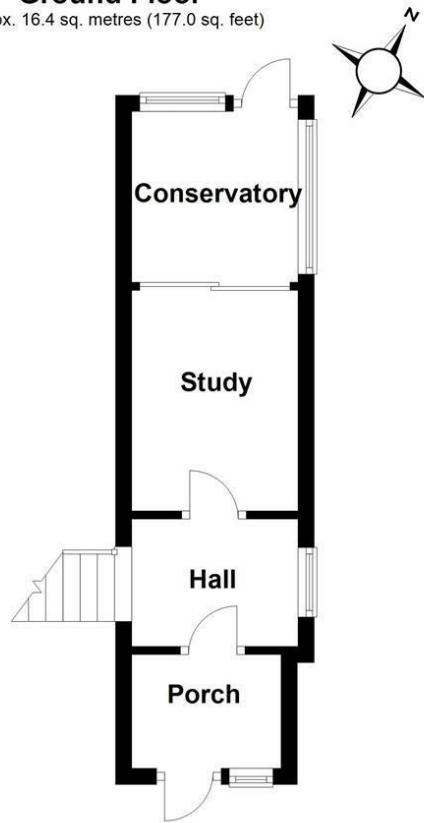
Mains water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25.

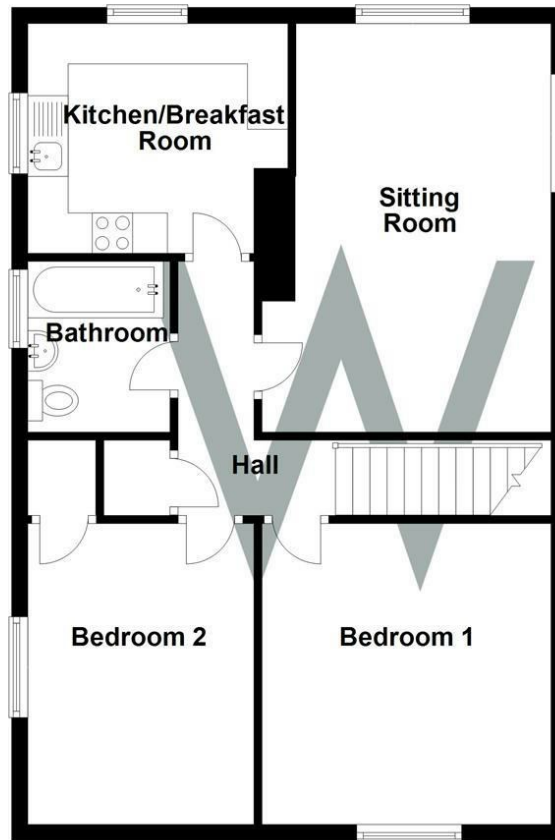
Ground Floor

Approx. 16.4 sq. metres (177.0 sq. feet)



First Floor

Approx. 64.3 sq. metres (692.0 sq. feet)



Total area: approx. 80.7 sq. metres (869.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		53	74
EU Directive 2002/91/EC			



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