



98a Sherbourne Drive, Old Sarum, Salisbury, Wiltshire, SP4 6GA

£260,000 Freehold

**A larger than average two double bedroom semi detached house overlooking open land to the front and with an allocated parking space for two cars.**

### **Directions**

Leave Salisbury in a northerly direction via Castle Road and after approximately two miles, turn right at the Beehive roundabout. Continue forwards at the next roundabout and at the next set of traffic lights turn left in to Sherbourne Drive. At the T junction turn right to continue on Sherbourne Drive. Follow the road and the property can be found on the right hand side.

### **Description**

The property is a larger than average two double bedroom semi detached house with a pleasant aspect overlooking open land to the front. The well proportioned accommodation comprises an entrance hallway and a sitting room with French doors leading out on to the south westerly facing rear garden. Also on the ground floor is a cloakroom and a kitchen/dining room with an integrated oven and hob. On the first floor are two double bedrooms with the main bedroom having fitted wardrobes and there is a family bathroom. There is an allocated space in a car park to the rear which provides tandem parking for two cars. Further benefits include wood effect flooring throughout the ground floor, PVCu double glazing and gas central heating. Sherbourne Drive lies to the north of Salisbury on a bus route to the city and local amenities include a Co-Op convenience store and a primary school.

### **Property Specifics**

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

#### **Entrance hall**

Part glazed front door, stairs with cupboard under.

#### **Sitting room 14'9" x 9'6" (4.51m x 2.90m)**

Window and glazed door to rear, TV and telephone point.

#### **Kitchen/breakfast room 16'4" x 7'9" (4.99m x 2.38m)**

Fitted with an excellent range of base and wall units with work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, space for fridge/freezer, sink and drainer under window to front, space for table and chairs, radiator, wall mounted gas boiler.

#### **Cloakroom**

Fitted with a low level WC, pedestal wash hand basin, radiator, extractor.

#### **Stairs to first floor - landing**

Loft access, radiator, linen cupboard.

#### **Bedroom one 14'11" x 8'4" (4.56m x 2.55m)**

Two windows to front, two radiators, fitted wardrobe and over stair wardrobe, telephone point.

#### **Bedroom two**

Two windows to rear, radiator.

#### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over and shower screen, extractor, heated towel rail.

#### **Outside**

The rear garden enjoys a south westerly aspect and has a patio and artificial grass. There is an outside light and tap, a timber shed and is enclosed on all sides by timber fencing with a rear access gate leading in to the car parking area.

#### **Services**

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

#### **Outgoings**

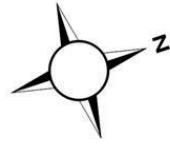
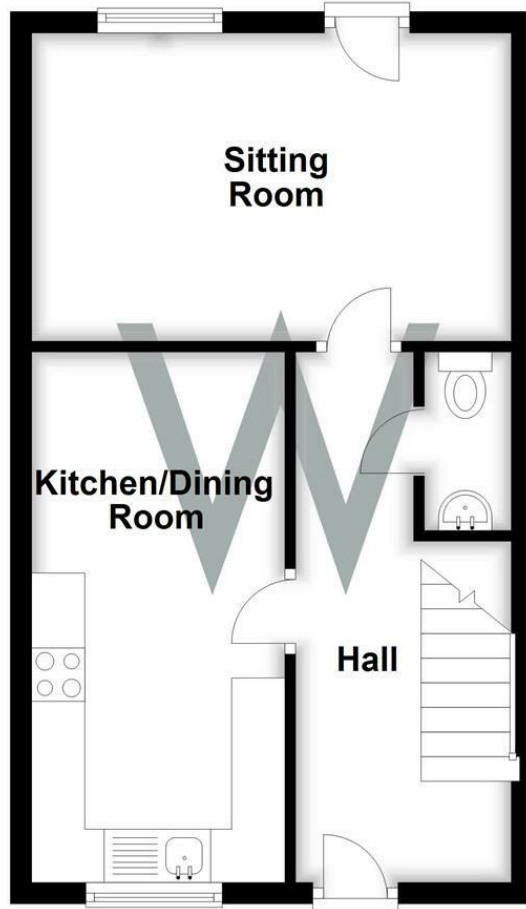
The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

#### **WHAT3WORDS**

What3Words reference is: ///effort.headboard.jiffy

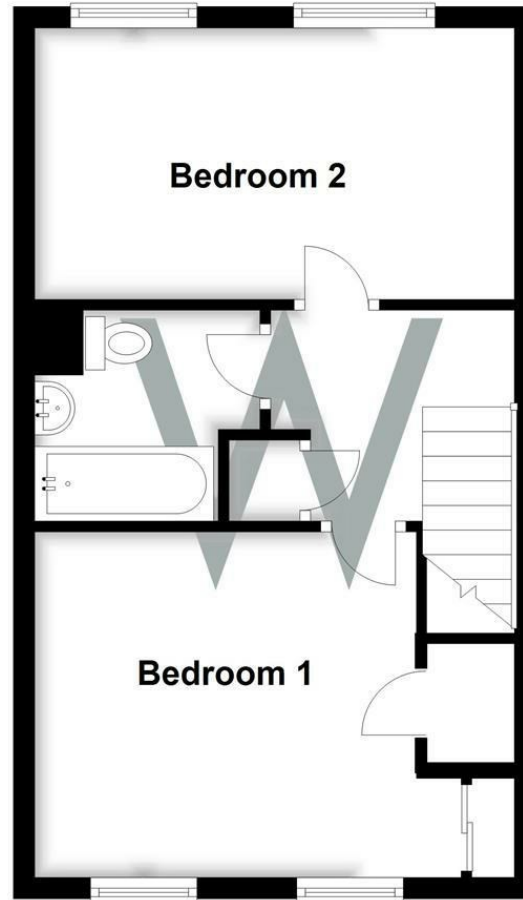
## Ground Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.3 sq. feet)



Total area: approx. 71.8 sq. metres (772.7 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			
		80	82

England & Wales EU Directive 2002/91/EC

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