



9 Greenlands Close, Durrington, Salisbury, Wiltshire, SP4 8EW

£265,000 Freehold

A three bedroom semi detached bungalow located in a cul de sac and offered to the market with no chain.

Description

The property is a semi detached three bedroom bungalow which is offered to the market with no onward chain. Situated at the head of a cul de sac, the accommodation comprises an entrance porch, a large sitting room, a kitchen/breakfast room and a shower room with a separate WC. There are three bedrooms, two with fitted wardrobes and a conservatory leading from the third. To the rear is a small, paved garden and there is a large garage to the side which has off road parking for two cars in front of it. Further benefits include PVCu double glazing and gas central heating. Greenlands Close is conveniently located within this popular village, with easy access to the countryside for walking and cycling. Durrington has an excellent range of amenities including supermarkets (Tesco nearby), doctors and dentists surgeries and schools (primary and secondary). The nearby town of Amesbury lies approximately one mile away with an excellent range of further amenities and the A303 also lies nearby serving London and the West Country. Salisbury lies ten miles to the south and can also be reached by a regular bus service.

Property Specifics

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

Entrance Porch

Part glazed front door, glazed door to;

Sitting Room 16'7" x 14'8" (5.07m x 4.48m)

Window to front, two radiators, fireplace with timber surround and stone backdrop and hearth with inset electric fire, glazed door to;

Kitchen/Breakfast Room 11'4" x 8'7" (3.46m x 2.62m)

Base and wall units, sink and drainer under window to front, integrated electric oven and hob, space for fridge, space/plumbing for washing machine, space for table and chairs, radiator, glazed door to side.

Inner Hall

Doors to bedrooms, shower room and WC.

Bedroom One 10'9" x 10'5" (3.29m x 3.19m)

Window to rear, radiator, mirror fronted doors to fitted wardrobe, sliding doors to built in wardrobe.

Bedroom Two 10'5" x 8'1" (3.18m x 2.47m)

Window to rear, radiator, mirror fronted doors to fitted wardrobe.

Bedroom Three 8'10" x 7'4" (2.71m x 2.25m)

Sliding doors to conservatory, radiator.

Shower Room

Fitted with a white suite comprising corner shower cubicle, wash hand basin with cupboard under, radiator, tiled floor and walls, obscure glazed window to side.

Separate WC

Fitted with a low level WC, tiled floor and walls, obscure glazed window to side.

Conservatory 11'3" x 6'11" (3.44m x 2.12m)

Brick and double glazed elevations, two glazed doors to either side.

Garage 18'8" max x 11'8" max (5.70m max x 3.57m max)

Up and over door, power and light, personal door to rear garden.

Outside

To the front of the bungalow is a low maintenance garden with a brick paved driveway which has a covered area in front of the garage. The rear garden is paved and enclosed on all sides.

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 £1,924.00.

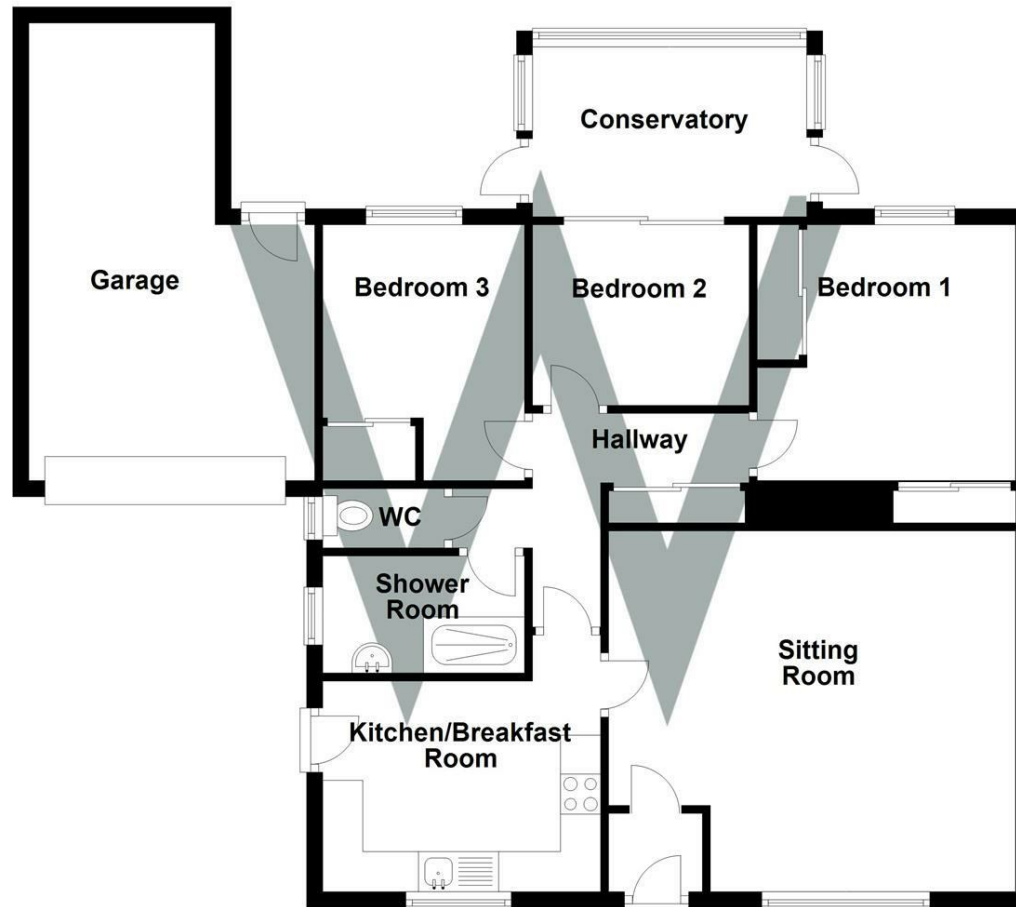
Directions

Leave Salisbury on the A345 road towards Amesbury. Continue through the town and across the A303 and at the next roundabout turn right towards Bulford. At the next roundabout by the petrol station turn left and continue before turning left in to Coronation Road. Take the first left in to Greenlands Close and the property can be found in the left hand corner.

WHAT3WORDS

What3Words reference is: [///badminton.dividing.refuse](https://www.what3words.com/#!/badminton.dividing.refuse)

Floor Plan
Approx. 96.8 sq. metres (1042.3 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	65	
(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	

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