



6 Beechcroft Road, Laverstock, Salisbury, Wiltshire, SP1 1PF

£335,000 Freehold

An extended three bedroom semi detached chalet bungalow in a popular suburb offering off road parking and pleasant rear garden.

Directions

From our office in Castle Street, proceed away from the city centre and at the roundabout turn right onto the ring road. At St Marks roundabout take the third exit onto Wain-a-long Road and at the bottom of the hill turn right. At the mini roundabout turn left into Laverstock under the railway bridge before taking the second right into Mayfair Road. Take the second right in to Beechcroft Road and the property can be found towards the end on the left hand side.

Description

The property is an extended three bedroom semi detached chalet bungalow with well proportioned accommodation arranged over two floors. On the ground floor are two bedrooms, a shower room and a kitchen/dining room which has a good range of units and space for a table and chairs. The property has been extended so this leads through to a lovely sitting room which has a vaulted ceiling and French doors leading out on to the garden which enjoys an easterly aspect. There is also a utility room. On the first floor is a bedroom which has an en-suite bathroom. Benefits include Oak flooring through some of the ground floor, PVCu double glazing, gas central heating, parking for two vehicles at the front and a rear garden. Beechcroft Road lies within the popular suburb of Laverstock which has an excellent range of schooling and shops and there is a nearby bus service to the city centre which lies approximately one mile away.

Property Specifics

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

Entrance Hall

Radiator, Oak flooring, stairs, wall mounted thermostat.

Kitchen/Dining Room 13'8" x 10'9" max (4.19m x 3.29m max)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and grill, four ring gas hob with extractor, sink and drainer with mixer tap over, storage cupboard, space for table and chairs, Oak flooring, through to sitting room, door to:

Utility Room

Work surface with space/plumbing under for washing machine, space for fridge/freezer, cupboard housing gas boiler, radiator, glazed door to side.

Sitting Room 16'1" x 10'1" (4.91m x 3.08m)

Vaulted ceiling. window and French doors to rear, two radiators, TV point, inset spotlights, velux window to side.

Bedroom One 10'0" x 8'10" (3.06m x 2.71m)

Bay window to front, two radiators, telephone point.

Bedroom Three 8'8" x 7'8" (2.66m x 2.35m)

Window to front, radiator.

Shower Room

Fitted with a white suite comprising corner shower cubicle, low level WC, wash hand basin with cupboard under, radiator, extractor, obscure glazed window to side.

First Floor - Landing

Bedroom Two 10'9" x 10'8" both max (3.29m x 3.26m both max)

Velux windows to side and rear, undereaves storage areas, radiator, door to:

Ensuite Bathroom

Fitted with a white suite comprising panelled bath, wash hand basin with cupboards under, heated towel rail, radiator, eaves storage, extractor, velux window to front.

Outside

To the front of the property is a gravelled parking area for two cars. The rear garden has a patio area with steps leading up to the lawn. There is a timber workshop/store with power and the garden is enclosed by fencing. There is an outside tap and light with a useful side access gate.

Services

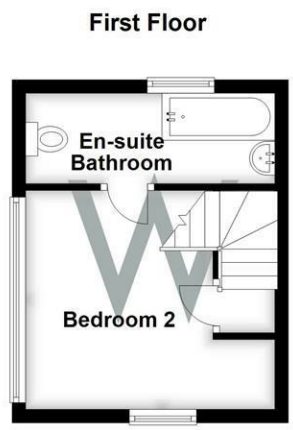
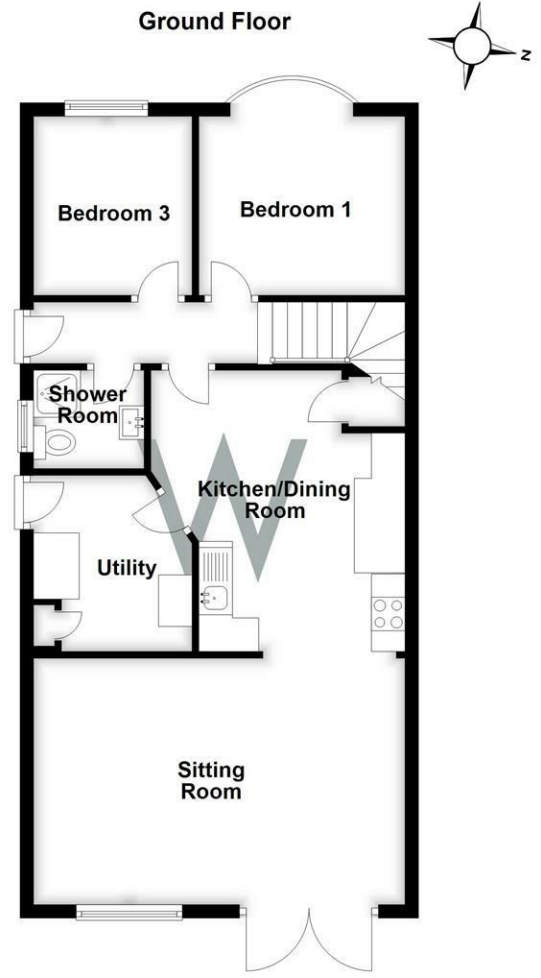
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,802.67.

WHAT3WORDS

What3Words reference is: ///stones.gallons.paid



Total area: approx. 82.5 sq. metres (888.2 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

