



39 Fowlers Road, Salisbury, Wiltshire, SP1 2QP

£350,000 Freehold

## **A three bedroom detached house arranged over three floors and offered with no onward chain.**

### **Directions**

From our office in Castle Street proceed towards the city centre into Blue Boar Row. Follow around to the right into Brown Street and at the traffic lights turn left into Milford Street. Continue forwards at the lights before turning right into Fowlers Road. The property can be found on the corner of Byways Close on the left hand side.

### **Description**

The property is a detached three storey house situated in an elevated position affording far reaching views across Salisbury. The property offers light and deceptively spacious accommodation which comprises a sitting/dining room with a dual aspect and an attractive woodblock floor. This leads to a well fitted kitchen which has a good range of white fronted units. The rear hall leads to the rear garden and to a cloakroom. On the first floor are two double bedrooms, both having fitted wardrobes and again the main bedroom has a dual aspect. There is a family bathroom with a white suite and a shower over the bath. The loft has been converted to provide a further bedroom which benefits from an ensuite shower area and superb far reaching views. The property further benefits from PVCu double glazing, gas fired central heating and low maintenance gardens on three sides. To the rear is a driveway providing off road parking for one car which leads to a detached garage. Fowlers Road is a quiet location with easy access to the city centre which lies approximately a quarter of a mile away. No onward chain.

### **Property Specifics**

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

#### **Entrance porch**

Front door, windows to front and side, door to:

#### **Sitting/dining room 16'11" x 15'6" max (5.16m x 4.73m max )**

Dual aspect with windows to front and side, two radiators, storage cupboards, wood block floor, door to:

#### **Kitchen 10'6" x 6'7" (3.22m x 2.02m)**

Fitted with an attractive range of white fronted base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor, stainless steel sink and drainer with mixer tap under window to rear, space/plumbing for slimline dishwasher, space and plumbing for washing machine. Through to:

#### **Rear hall**

Part glazed door to garden, storage cupboard, door to:

#### **Cloakroom**

Fitted with a low level WC, wash hand basin, tiled floor, radiator, obscure glazed door to rear.

#### **First floor - landing**

Door and stairs to second floor, door to storage cupboard.

#### **Bedroom one 15'5" max x 14'1" max (4.70m max x 4.31m max)**

Dual aspect with windows to front and side, fitted wardrobes, built in over stair wardrobe and cupboard, radiator.

#### **Bedroom three 10'8" x 9'2" (3.26m x 2.81m)**

Window to rear, radiator, fitted wardrobe.

#### **Bathroom**

Fitted with a white suite comprising bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator storage cupboard, obscure glazed window to rear.

#### **Second floor**

#### **Bedroom two 21'0" x 8'4" (6.42m x 2.56m)**

(with central stairwell) Windows to front and side with far reaching views, window to rear, storage areas, radiator, double doors to:

#### **En-suite shower area**

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, extractor, fitted shelving.

#### **Outside**

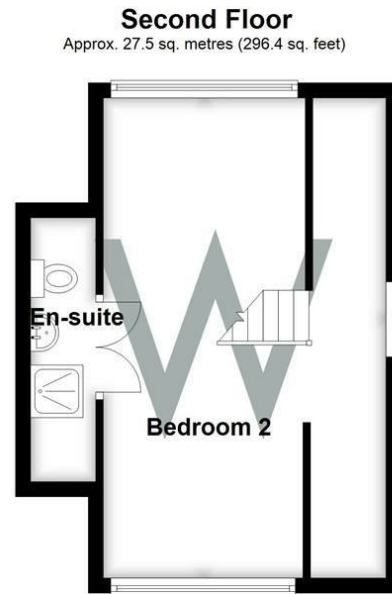
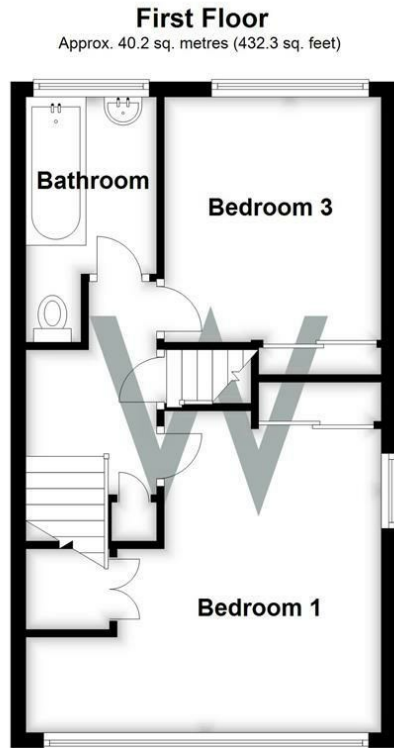
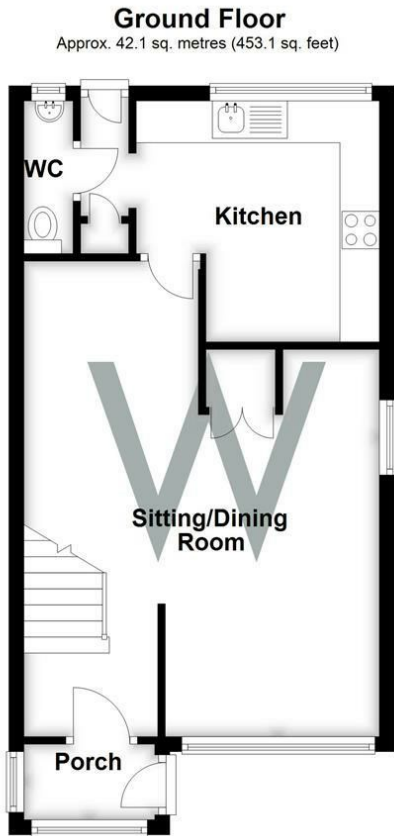
The low maintenance gardens lie on three sides of the property with paved areas to the front and rear. The garden areas to the side are divided by a path which leads from the front to the rear. Behind the property is a detached garage with an up and over door and side double doors accessing the rear garden. There is also a driveway providing off road parking for one car.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,107.75.



Total area: approx. 109.8 sq. metres (1181.8 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) <b>A</b>	73
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	51
EU Directive 2002/91/EC	
England & Wales	

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)



