

VENDITUM

RESIDENTIAL SALES

EST. 2004



82 Hollows Close

Salisbury, SP2 8JX

Guide price £275,000



A greatly improved three bedroom home quietly tucked away within this popular residential location. 82 Hollows Close has benefited from a long list of improvements in recent years and is only appreciated by a visit. The property is double glazed with recently upgraded electrics and high efficiency electric heaters, the kitchen and bathroom have both been refitted with the decorative condition of the house being excellent throughout. Outside 82 Hollows Close has the huge benefit of a garage, as well as front and private rear gardens. Hollows Close sits within the highly sought after residential area of Harnham, very popular schools, convenience shops, parks and woodland walks are all close by, the position also provides easy access to the district hospital and city centre. The property is sold with no forward chain and an early internal viewing is advised.



Directions

Proceed to the Harnham Road turning left into Hollows Close. Turn second right where number 82 can be found on your left.

Double Glazed Front Door to:

Entrance Porch

Internal window and glazed front door to:

Living Room 17'2" x 13'9" (5.25m x 4.2m)

Stairs to first floor, window to front, open fireplace with tiled surround, electric heater and cupboard housing electric fuses.

Kitchen/Dining Room 9'10" x 13'9" (3m x 4.2m)

Lovely room overlooking the rear garden. Refitted kitchen comprising matching wall and base units with worksurface over. Inset electric hob with oven under and feature extractor hood. Integral slimline dishwasher, washing machine and fridge/freezer. Inset stainless steel sink with mixer tap and tiled splashbacks. Dining area with electric heater, double glazed door and window to rear.

First Floor Landing

Full height airing cupboard housing hot water tank, access to loft space.

Bedroom One 13'9" x 11'1" (4.2m x 3.4m)

Double glazed picture window with far reaching views toward Salisbury. Built in double wardrobe and high level storage cupboard. Electric heater.

Bedroom Two 10'2" x 8'4" (3.1m x 2.55m)

Double glazed window to rear aspect, electric heater.

Bedroom Three 10'2" x 5'4" (3.1m x 1.65m)

Double glazed window to rear aspect, ethernet socket.

Bathroom

Lovely refitted suite comprising concealed cistern WC, vanity basin and panelled bath with electric shower over and glazed screen. Tiled splashbacks, heated towel rail, extractor fan and demist mirror.

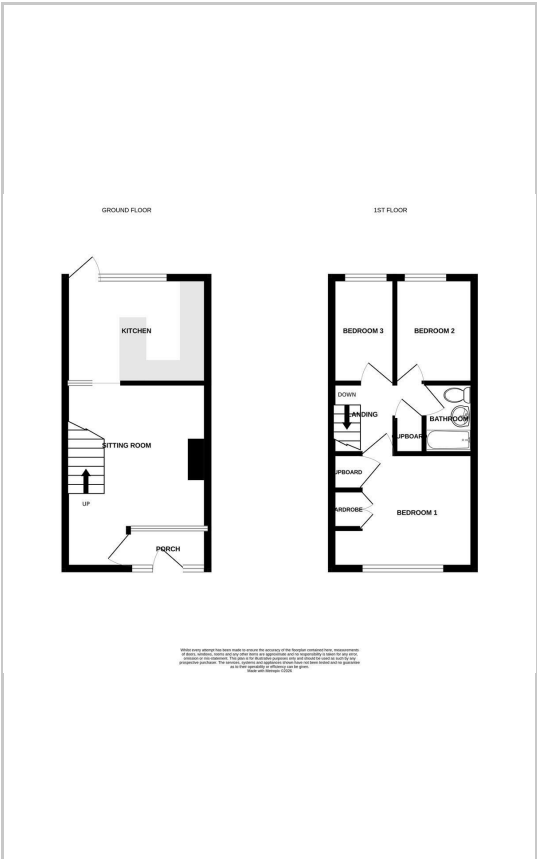
Outside

To the front of the house is an open plan lawn with pathway to the front door. Potential to create off road parking (subject to consent). A short distance from the property is a single GARAGE located within a small block. Up and over door, no power and light. The rear garden has a Southerly aspect and retains a good level of privacy well enclosed by wooden fencing. Immediately outside the kitchen door is a small paved area, beyond is a gravelled section of garden with two well stocked borders. Pedestrian access to rear.

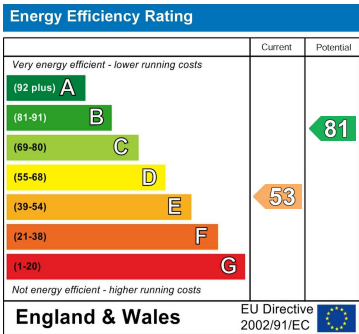
Area Map



Floor Plans



Energy Efficiency Graph



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