



## 5 Highbury Close

Salisbury, SP2 7HA

£265,000



A greatly improved and spacious townhouse offering well proportioned and adaptable accommodation. 5 Highbury Close is quietly tucked away in this small cul-de-sac on the Western side of the city, providing good access to the city centre, main line train station, and in catchment for a good selection of schools. Offered for sale with no forward chain the house offers excellent value for money which can only be appreciated by a viewing. Accommodation comprises entrance hall, kitchen/dining room, double glazed conservatory, integral garage/utility room, 4.7m first floor sitting room, three bedrooms, well fitted bathroom and separate cloakroom. The property is double glazed with modern gas heating and is generally in excellent decorative condition throughout. The current owner has installed an inverter and battery storage (available by separate negotiation), upgraded the electrical installation and replaced the main roof (2020). Outside 5 Highbury Close has driveway parking as well as an attractive and sunny low maintenance garden. This is a fantastic opportunity to acquire such a generously proportioned property offering such great value, an internal viewing is essential.





Directions

Proceed to the A360 Devizes Road turning left at the mini roundabout onto Highbury Avenue. Follow the road for a short time turning right into Highbury Close, number five can be found in the left hand corner.

Hallway

Stairs to first floor with open area under. Tiled floor, radiator and ceiling spotlights.

Kitchen/Diner 14'1" x 9'10" reducing to 7'8" (4.3m x 3m reducing to 2.35m )

Matching gloss wall and base units with oak worksurface over. Inset 1 ¼ bowl sink unit with mixer tap. Built in induction hob with electric oven under and extractor hood. Double glazed picture window and door to conservatory. Double radiators, ceiling spotlights, space for dining table and tiled floor.

Garage/Utility 15'10" x 8'0" (4.85m x 2.45m )

Up and over door to front and door to kitchen. Wall mounted Worcester gas combination boiler. Plumbing and space for washing machine, tumble dryer. Wall mounted Solis inverter.

Conservatory 11'11" x 7'10" (3.65m x 2.4m )

Radiator, power and light. Tiled floor.

Cloakroom

White WC and basin with tiled walls, obscure double glazed window to rear.

Bedroom Three 10'11" x 6'0" (3.35m x 1.85m )

Double glazed window to rear with views, radiator, wooden flooring.

Sitting Room 15'5" x 10'11" (4.7m x 3.35m )

Double glazed window to front aspect. Radiator and door to:

Inner Hallway

Stairs to second floor.

Landing

Full height linen cupboard and over stair storage cupboard.

Bedroom One 11'9" x 9'10" (3.6m x 3m )

Double glazed window to front aspect, built in double wardrobe and high level storage cupboards, radiator, and wooden flooring.

Bedroom Two 9'4" x 7'10" (2.86m x 2.4m )

Double glazed window to rear with far reaching views, radiator, built in wardrobes with sliding doors and storage niches to side. Wooden flooring.

Outside

To the front of the house is a brick paved driveway which provides parking for one vehicle comfortably, pathway to front door and small attractive gravelled area of garden.  
The rear garden has a Southerly aspect with a good level of privacy. Paved for low maintenance, well enclosed by wooden fencing with gate to rear pedestrian access.

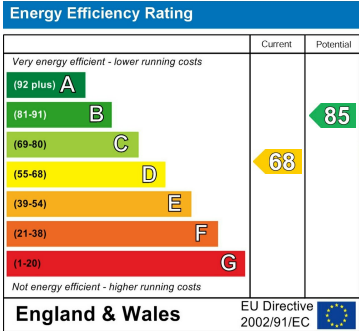
Area Map



Floor Plans



Energy Efficiency Graph



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