

VENDITUM

RESIDENTIAL SALES

EST. 2004



46 Hollows Close

Salisbury, SP2 8JX

£310,000



A greatly improved three storey house offering generous levels of adaptable accommodation situated in a hugely popular location. This deceptive three bedroom home has well proportioned and light accommodation. The current owners have enhanced the property with highlights including new central heating system with quality boiler and refitted bathroom suite with separate shower enclosure. This property also benefits from a driveway and integral garage as well as an enclosed rear garden. The location of the property cannot be understated, a short walk from very popular schools, woodland and riverside walks. Harnham has a whole host of amenities as well as providing great access to the city centre. An internal viewing is essential to fully appreciate what this property has to offer.



Directions

Proceed on the Harnham Road turning in to Hollows Close. The property can be found after a short time on your right hand side.

Double Glazed Front Door to:

Entrance Hall/Utility 19'2" x 7'2" (5.85m x 2.2m)

Very practical and usable space. Range of storage cupboards, plumbing and space for washing machine. Tiled floor.

Storage Cupboard 7'10" x 3'11" (2.4m x 1.2m)

Window to rear aspect.

Rear Lobby/Hall

Double glazed doors and window overlooking the rear garden. Stairs to first floor.

Sitting Room 12'7" x 12'7" (3.85m x 3.85m)

Triple double glazed windows to rear aspect. Stairs to second floor. Radiator and laminate flooring.

Kitchen 15'8" x 10'11" (4.8m x 3.35m)

Lovely generous space with matching gloss wall and base units with worksurface over. Inset hob with oven under, integrated fridge/freezer and space for dishwasher. Wall mounted Worcester gas combination boiler and radiator. Inset sink unit with tiled splashbacks, laminate flooring and twin double glazed windows with views of Salisbury Cathedral.

First Floor Landing

Access to loft space.

Bedroom One 9'6" x 10'11" (2.9m x 3.35m)

Double glazed window to front aspect with lovely views towards Salisbury Cathedral. Built-in wardrobes with sliding doors. Radiator.

Bedroom Two 9'6" x 8'8" (2.9m x 2.65m)

Double glazed window to rear aspect. Built in wardrobes with sliding doors and shelved recess. Radiator.

Bedroom Three 6'11" x 6'6" (2.11m x 2m)

Double glazed window to rear aspect. Radiator.

Bathroom

Very stylishly refitted suite comprising WC, vanity sink, double ended bath and separate shower enclosure. Tiled splashbacks, heated towel rail, obscure double glazed window, ceiling spotlights

Integral Garage 18'0" x 6'11" (5.49m x 2.13m)

Up and over door. Power and light. As the garage is integral a conversion to accommodation would be straight forward (subject to planning).

Outside

To the front of the house is a concrete driveway for 1-2 cars, enclosed by wooden fencing. To the rear is a low maintenance garden enclosed by wooden fencing with gate to the side. Decked seating area leading to artificial lawn.

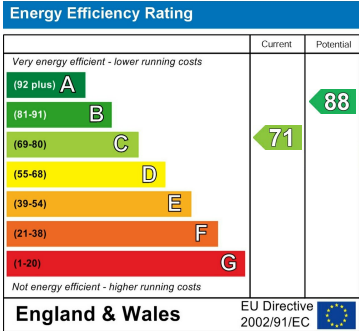
Area Map



Floor Plans



Energy Efficiency Graph



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