

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 28 Shaftesbury Road

Salisbury, SP2 0DR

£375,000



A very impressive character home offered for sale in fantastic order throughout with huge benefit of OFF ROAD PARKING and GARAGE. 28 Shaftesbury Road is a spacious property laid out over three floors and can only truly be appreciated by an internal viewing. Accommodation comprises entrance hall, sitting room, dining room, 4.75m kitchen, utility area, three double bedrooms, two bathrooms and cloakroom. Outside, 28 Shaftesbury Road has a small front garden, extensive rear garden, generous brick paved driveway for 2/3 vehicles and garage. The property has been sympathetically refurbished throughout with a lovely blend of character features and contemporary finishes. Located in Wilton the house is within easy reach of a great range of local amenities, riverside and country walks. This is a fantastic opportunity to acquire a truly fantastic character home with such a long list of practical benefits, an early internal visit is essential.



## Directions

Proceed to Wilton following West Street as it turns into Shaftesbury Road. Number 28 can be found on your right hand side with the parking and garage accessed from Victoria Road to the rear.

## Storm Porch

**Double Glazed Front Door to:**

## Entrance Hall

Stairs to first floor. Radiator.

## Sitting Room 11'1" x 10'7" (3.4m x 3.25m )

Double glazed window to front aspect, radiator, feature fireplace with inset gas living flame burner. Sliding doors to:

## Dining Room 11'3" x 9'10" (3.45m x 3m )

Open fireplace with floating mantle over. Built in dresser and understair storage cupboard.

## Kitchen 15'7" x 7'6" (4.75m x 2.3m )

Refitted handle-less wall and base units with work surface over with inset ceramic sink. Space for range style cooker with extractor hood and space for dishwasher. Rooflight window, double glazed doors and window to rear garden, ceiling spotlights. Open plan to:

## Utility Area 8'0" x 7'2" (2.45m x 2.2m )

Matching range of handle-less units, inset Belfast sink unit, space for washing machine and fridge/freezer. Wall mounted Glow Worm gas boiler and Velux window. Door to:

## Bathroom

Matching white suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, heated towel rail, obscure double glazed window to rear aspect and full height linen cupboard.

## First Floor Landing

Stairs to second floor.

## Bedroom One 14'11" x 10'9" (4.55m x 3.3m )

Double glazed window to front aspect, feature cast iron fireplace, picture rail and radiator.

## Bedroom Three 10'2" x 9'6" (3.1m x 2.9m )

Double glazed window to rear aspect, feature cast iron fireplace and radiator.

En-Suite Cloakroom – Refitted push button WC and vanity wash hand basin with tiled splashbacks. Obscure double glazed window to rear aspect.

## Second Floor

Velux window to rear aspect.

## Bedroom Two 13'11" x 10'4" (4.25m x 3.15m )

Double glazed window to front aspect, two built in double wardrobes and radiator.

En-Suite – White suite comprising low level WC, pedestal basin and corner shower enclosure with thermostatic control. Tiled splashbacks, heated towel rail, Velux window to rear aspect and extractor fan.

## Outside

To the front of the house is a small area of garden with steps leading up from Shaftesbury Road.

The rear garden approaches 100ft in length and is well enclosed by hedge and fencing. Immediately outside the kitchen is a paved patio area, pathway continues past an extensive lawn with further seating area. Toward the far end of the garden a gate leads to the private brick paved driveway with parking for 2-3 cars comfortably and the single garage (4.55m x 2.55m).


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
England & Wales		EU Directive 2002/91/EC 

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