VENDITUM

RESIDENTIAL SALES

EST. 2004

12 Hoadley Green

Salisbury, SP1 3HS

£325,000

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A beautifully presented three bedroom end terrace home quietly tucked away in this popular and established residential road. 12 Hoadley Green is a well proportioned family home which has benefitted from remodelling and great improvement by its current owner and can only be truly appreciated by a viewing. The house boasts a beautiful rear garden with ample space for an extension (subject to planning consent) and off road parking for two vehicles. Accommodation comprises 5.45m x 4.15m open plan kitchen/dining room, 5.45m sitting room with doors to the rear garden, three bedrooms and family bathroom. Hoadley Green is a quiet road toward the edge of Bishopdown, popular schools, shops, bus stops and playparks are all within walking distance. The location also provides great access to Salisbury city centre.

Directions

Proceed on the London Road turning left at the traffic lights onto Barrington Road. Turn first right onto Seth Ward Drive following the road for its duration, after the road bends sharply left turn first right into Hoadley Green. Number 12 can be found on your right.

Double Glazed Front Door to:

Kitchen/Dining Room 17'10" x 13'7" (5.45m x 4.15m)

Tiled floor with double glazed windows to front and rear aspect, double glazed door to rear garden. Kitchen is fitted with matching wall and base units with worksurface over. Inset electric hob with extractor hood over and oven under, space for fridge/freezer and washing machine. Inset sink unit with mixer tap over. Full height cupboard housing Glow Worm gas combination boiler. Stairs to first floor.

Sitting Room 17'10" x 10'7" (5.45m x 3.25m)

Double glazed window to front aspect and doors to rear garden. Radiator, wooden flooring and ceiling spotlights.

Landing

Double glazed window to rear aspect.

Bedroom One 10'4" x 11'9" (3.15m x 3.6m)

Double glazed window to front aspect, full height wardrobe cupboard. Radiator.

Bedroom Two 10'9" x 9'10" ext to 12'3" (3.3m x 3m ext to 3.75m)

Double glazed window to front, radiator. Full height wardrobe.

Bedroom Three 8'4" x 7'0" (2.55m x 2.15m)

Double glazed window to rear aspect, full height wardrobe and radiator.

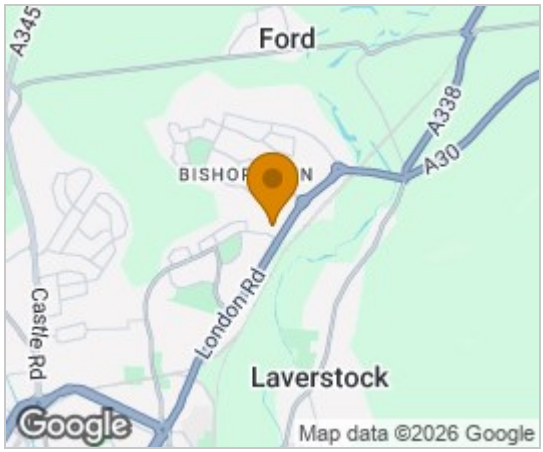
Bathroom

White suite with Triton electric shower over, tiled splashbacks and heated towel rail. Twin double glazed windows extractor and spotlights.

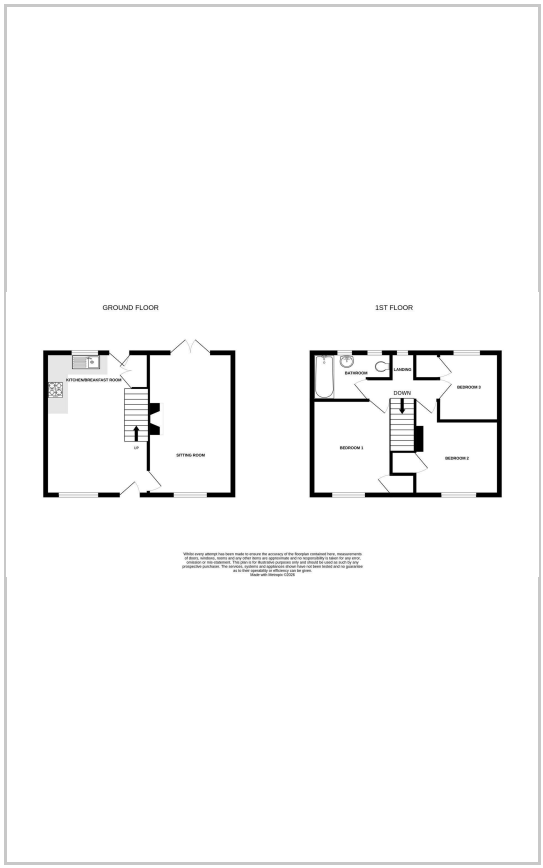
Outside

To the front of the house is a double width brick paved parking area, further gravelled area with pedestrian gate to rear garden, planted flower bed and courtesy light. The rear garden is beautifully presented, immediately outside the kitchen and living room is a generous patio area with pathway to side enclosed by low level brick wall with inset lighting. Beyond is a level area of lawn with sunken trampoline and well stocked flower bed. Toward the far end of the garden is a gravelled seating area and garden shed. The garden is enclosed by wall and wooden fencing.

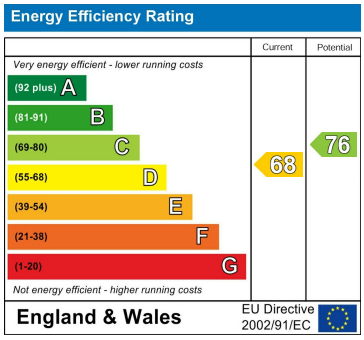
Area Map



Floor Plans



Energy Efficiency Graph



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