



## 56 Bingham Road

Salisbury, SP1 3EB

£300,000



A very well presented three bedroom house occupying a deceptively generous plot. 56 Bingham Road is a substantial, well proportioned house which has been greatly improved by its current owners. The property benefits from modern double glazing, UPVC fascias and soffits, gas heating with modern gas boiler, refitted kitchen and bathroom and is generally in excellent decorative order. Outside 56 Bingham Road has a particularly generous driveway providing parking for three cars comfortably. The rear garden has a sunny aspect and has been cleverly landscaped with a substantial garden shed. The position of 56 Bingham Road is a huge positive, quietly situated in this hugely popular residential area with convenience shop, popular schools, bus stop and open downland all within walking distance. The location also provides easy access to Salisbury city centre. An early internal viewing is essential.



Directions

Proceed to the A30 London Road turning left at the traffic lights. Follow Barrington Road turning right at the roundabout. Bingham Road can be found second left and number 56 is on your left a short time after entering the road.

Double Glazed Door to:

Entrance Hall

Stairs to first floor. Radiator.

Sitting Room 18'0" x 10'8 (5.49m x 3.25m )

Double glazed window and double doors to rear garden. Two radiators.

Kitchen/Dining Room 17'10" x 10'4" max (5.45m x 3.15m max )

Refitted gloss wall and base units with worksurface over. Inset gas hob with extractor over, fitted oven and microwave. Plumbing and space for washing machine, slimline dishwasher and fridge/freezer. Inset sink unit with mixer tap, twin full height storage/broom cupboards, space for dining table, recently installed Worcester gas combination boiler. Double glazed windows to front and rear. Double glazed door to garden. Ceiling spotlights.

Bedroom One 10'4" x 11'11" (3.15m x 3.65m )

Built in triple wardrobe with sliding doors, additional wardrobe, double glazed window to front aspect and radiator.

Bedroom Two 10'7" x 9'4" ext to 11'11" (3.25m x 2.85m ext to 3.65m )

Double glazed window to front aspect, radiator and built in wardrobe cupboard.

Bedroom Three 8'8" x 7'8" (2.65m x 2.35m )

Double glazed window to rear aspect, radiator, access to loft space. Full height wardrobe cupboard.

Bathroom

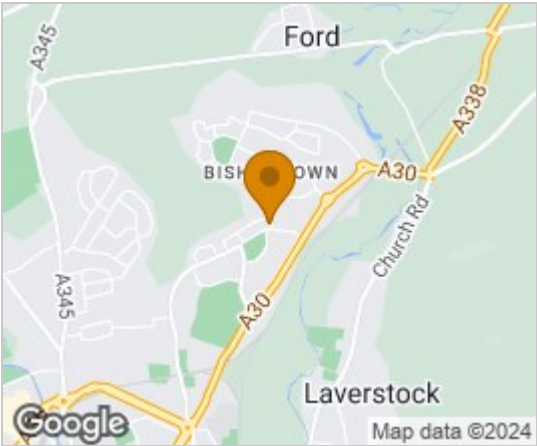
Refitted white suite comprising push button WC, pedestal sink and panelled bath with mixer/shower tap over and glazed screen. Tiled splashbacks, heated towel rail, radiator, twin obscure double glazed windows to rear, ceiling spotlights and extractor fan.

Outside

To the front of the house is an open area of lawn with well stocked flower bed. Double width driveway with brick paved and bonded aggregate finish. High level pedestrian gate to rear garden, range of fir bushes.

The rear garden has a South Westerly aspect and is well enclosed by wooden fencing. Immediately outside the sitting room and kitchen is a bonded aggregate patio with sun awning, outside tap and light. This area stretches to the side of the house providing a generous space for bins and pedestrian access to the front. Beyond the patio is a level area of lawn with a lovely range of planting. A brick paved path/ramp leads to the far end of the garden where the garden shed can be found.

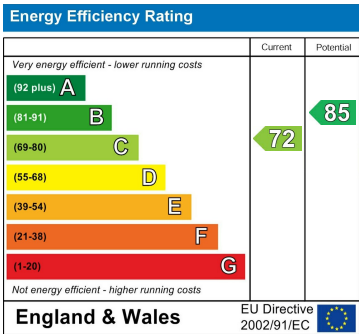
Area Map



Floor Plans



Energy Efficiency Graph



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