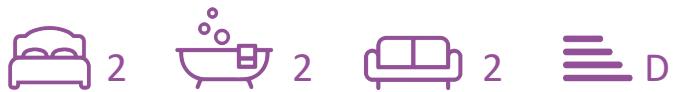




Marlston Old Road

Salisbury, SP5 3AR

£485,000



Marlston is a lovely character detached bungalow located in the older part of the village of Alderbury. The property was built in the 1970's of brick elevation under a tile roof and has the benefit of gas fired central heating and double glazing. We understand cavity wall insulation has also been installed. There is a large reception hall with good storage space, sitting room, dining room, an excellent kitchen breakfast room and a utility room. There are also two double bedrooms, a bathroom as well as separate cloakroom. There is a good size area of garden to the front with lawns, flowerbeds and shrubs and a drive leading up to the garage. There is an attractive low maintenance area of garden to the rear with lovely views over open fields.



Location

The property is located in the older part of the village of Alderbury within reach of the recreation ground and the well known Green Dragon public house. Alderbury also has a primary school, village hall, two shops and there is a very good local bus service running to the city of Salisbury some three miles away. Here there are further good facilities including a mainline railway station serving London Waterloo, further shops and supermarkets, wide choice of schools and leisure facilities including a cinema, playhouse and leisure centre. Alderbury is also within easy reach of Southampton M27 as well as Romsey and Fordingbridge.

Reception Hall

with access to loft with ladder, linen cupboard with lagged hot water tank, further cloaks cupboard, separate storage cupboard, radiator.

Sitting Room 15'10" x 12'0" (4.83m x 3.68m)

with fireplace with fitted gas fire, three wall lights, t.v aerial point, radiator

Dining Room 11'3" x 7'7" (3.45m x 2.33m)

with wall light, radiator.

Kitchen/Breakfast Room 16'6" x 8'5" (5.05m x 2.57m)

with double bowl sink unit, drawers and cupboards below, fitted MIELE dishwasher, built in CREDA double oven with gas hob and extractor, range of wall cupboards, radiator, wall mounted gas heater, larder storage cupboard.

Utility Room

with plumbing and drainage for washing machine, space for tumble dryer, radiator, door to rear garden.

Bedroom One 12'11" x 11'1" (3.96m x 3.40m)

with two storage cupboards, range of fitted wardrobes and units, radiator.

Bedroom Two 11'7" x 9'10" (3.55m x 3.00m)

with double wardrobe, radiator.

Bathroom

with panel bath, wash hand basin, w.c, part tiled walls, radiator.

Cloakroom

with w.c, wash hand basin, radiator.

Outside

To the front of the property there is an attractive area of garden with lawns surrounded by flowerbeds and roses and trees. There is drive leading up to the GARAGE 6.15m x 2.53m (20'02" x 8'3") with electric up and over door and power and light. There is side pedestrian access to the lovely garden at the rear where there are two paved terraces, shrubs and bushes and lovely views over open countryside. To the rear of the property there is also the boiler shed with the WORCESTER boiler.

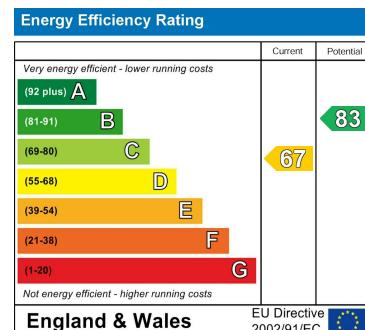
Area Map



Floor Plans



Energy Efficiency Graph



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