



27 Clarendon Road

Salisbury, SP1 1LG

Guide price £350,000



A most attractive character home quietly tucked away in this pedestrianised enclave. 27 Clarendon Road is a well maintained three storey house with a great array of character features. The house has a generous level of accommodation and a list of useful features including ground floor cloakroom and utility area. 27 Clarendon Road has been well maintained with double glazing and gas heating, modern kitchen and bathroom fittings, outside the property enjoys a lovely front garden and private courtyard garden to the rear. Located in the Elm Grove area of the city, 27 Clarendon Road is tucked along a pedestrian pathway a short distance from a very useful convenience shop and bus stops. The location also provides great access to the city centre but also within walking distance of countryside walks.



Directions

Proceed to Elm Grove Road, when approaching the exit of Fairview Road on your left the pedestrian access to Clarendon Road can be found on your right hand side.

Storm Porch

Double glazed front door.

Entrance Hall

Double radiators. Electric fuses and stripped floorboards. Feature archway.

Sitting Room 13'1" x 10'10" (4m x 3.31m)

Double glazed window overlooking front gardens. Feature fireplace with slate hearth, double radiator and stripped floorboards.

Dining Room 14'5" x 13'9" (4.4m x 4.2m)

Stairs to first floor with full height cupboard under. Double glazed door to rear courtyard. Feature fireplace with inset log burner. Original dresser, stripped floorboards. Double radiator.

Kitchen 12'7" x 8'0" (3.85m x 2.45m)

Matching range of wall and base units with worksurface. Inset 1 ½ bowl sink unit with mixer tap, tiled splashbacks and floor. Inset gas hob with double oven under, space for fridge/freezer. Double glazed window to side, ceiling spotlights, vertical radiator.

Rear Lobby/Utility Area

Double glazed door to side. Plumbing and space for washing machine and tumble dryer. Tiled floor.

Cloakroom

Push button WC and basin, radiator and obscure double glazed window. Tiled floor.

First Floor Landing

Stripped floorboards. Two full height storage cupboards.

Bedroom Two 14'5" x 13'1" max (4.4m x 4m max)

Double glazed window to front aspect, double radiator, stripped floorboards and feature fireplace.

Bedroom Three 13'1" x 8'6" (4m x 2.6m)

Double glazed window to rear aspect. Radiator and stripped floorboards. Feature fireplace.

Bathroom 8'8" x 8'0" (2.66m x 2.45m)

White suite comprising WC, pedestal basin and panelled bath with Mira shower over. Tiled splashbacks, stripped floorboards and wall mounted Worcester gas boiler, radiator, double glazed window.

Second Floor

Bedroom One 26'8" x 14'9" (8.15m x 4.52m)

Double glazed window to front aspect with far reaching views toward Laverstock Downs. Two double radiators, built in triple wardrobe, access to loft space and stripped floorboards. NB A chimney splits the room and this could form the basis of dividing the space into two rooms.

Outside

The main garden is to the front of the house and is well enclosed by fencing and mature hedgerow. A pathway leads past a lovely array of mature planting and lawn with a gravelled seating area just in front of the house. To the rear of the house is a small paved and decked courtyard, which is well enclosed by wooden fencing. Garden shed and outside tap. Pedestrian path to side access via secured gate.

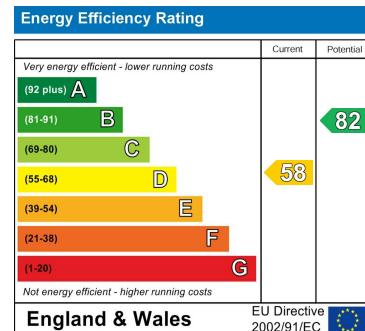
Area Map



Floor Plans



Energy Efficiency Graph



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