



## 14 Owlswood

Salisbury, SP2 8DN

£270,000



A three bedroom semi-detached home sitting within this attractive and mature cul-de-sac. 14 Owlswood is a modern three bedroom property with double glazing and gas heating, however the property does require some updating and enhancement. Particular features of note include generous driveway (parking for 2-3 cars comfortably), garage and enclosed rear garden. The location is a huge consideration, a short walk from open countryside and Salisbury District Hospital as well as providing good access to the city centre. Offered for sale with vacant possession this is a great opportunity to acquire a property that can be improved and enhanced.



## Directions

Proceed to the A354 Coombe Road, turning left at the mini-roundabout signposted District Hospital. Turn right at the next roundabout into Heronswood. Follow Heronswood for a time turning left into Owlswood, number 14 can be found on the right.

## Double Glazed Front Door to:

### Entrance Hall

Stairs to first floor, double radiator and electric fuses.

### Cloakroom

Coloured WC and basin with tiled splashback. Radiator and extractor fan.

## Sitting/Dining Room 20'6" x 11'9" reducing to 9'0" (6.25m x 3.6m reducing to 2.75m )

Double glazed bay window to front aspect and door to rear garden. Two double radiators, telephone and television aerial points.

## Kitchen 9'0" x 7'10" (2.75m x 2.4m )

Matching wall and base units with worksurface over. Space for oven, fridge/freezer and washing machine. Wall mounted Worcester gas boiler. Inset stainless steel sink unit with mixer tap, tiled splashbacks and double glazed window to rear aspect

## First Floor Landing

Full height airing cupboard.

## Bedroom One 11'3" x 9'2" (3.45m x 2.8m )

Double glazed window to rear aspect. Radiator and television aerial points.

## Bedroom Two 9'0" x 8'10" (2.76m x 2.7m )

Double glazed window to front aspect. Radiator and television aerial point.

## Bedroom Three 8'10" x 7'8" (2.71m x 2.35m )

Double glazed window to rear aspect. Radiator, television aerial points and access to loft space.

## Bathroom

White suite comprising push button WCV, pedestal basin and panelled bath with mixer/shower taps. Tiled splashbacks, double radiator, extractor fan, shaver point and obscure double glazed window to front aspect.

## Outside

To the front of the house is a sloping area of lawn with steps to the front door. Driveway to side with parking for three cars comfortably, gate to rear garden.

## Garage (5m x 2.5m)

Up and over door and window to side.

Immediately outside the lounge door is a small paved area, pedestrian access to side. Sloping area of grass leads up to a range of mature planting and trees.

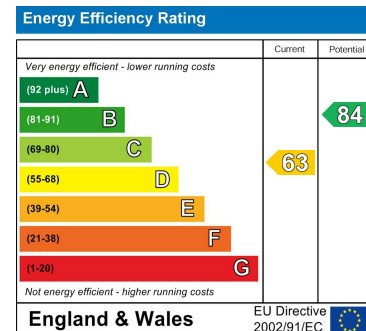
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>