



## 70 Wellington Way

Salisbury, SP2 9BX

£280,000



Quietly tucked away along a pedestrian pathway at the end of this mature development is a three bedroom home with substantial garage.



70 Wellington Way is a surprisingly generous house which has been a well loved family home offering great potential for a new owner to personalise. The property is in basically good order throughout but could benefit from some enhancement in some areas. Particular features of note, beyond the lovely peaceful setting, include double glazing, enclosed rear garden and substantial 4.9m x 4.25m garage which has recently benefitted from a new roof and pedestrian doors. 70 Wellington Way is a deceptive house with a surprising level of floorspace, feeling particularly light and airy due to the large windows, set at the end of Wellington Way the property enjoys a number of useful amenities within walking distance as well as providing easy access to the city centre. An early viewing is advised.

#### Directions

Proceed to Queen Alexandra Road turning into Roberts Road. On turning into Wellington Way proceed to the very end of the development where number 70 can be found on the left hand side.

#### Entrance Porch

Obscure double glazed elevations. Laminate flooring and low level meter cupboard. Part glazed door.

#### Sitting Room 14'7" x 13'11" (4.45m x 4.25m)

Double glazed window to front aspect. Living flame fire with wooden mantle over. Telephone. Stairs to first floor.

#### Dining Room 8'0" x 9'8" (2.45m x 2.95m)

Full height understair cupboard and full height airing cupboard. Part glazed door and window to rear.

#### Kitchen 10'5" x 6'3" (3.2m x 1.92m)

Matching range of wall and base units with worksurface over. Inset stainless steel sink unit with tiled splashbacks. Space for oven, fridge/freezer and washing machine. Double glazed window to rear aspect.

#### Rear Porch

Double glazed door and window to rear aspect. Power and laminate flooring.

#### First Floor Landing

Access to Loft Space.

#### Bedroom One 16'0" x 8'0" (4.9m x 2.45m)

Double glazed window to front aspect with far reaching views.

#### Bedroom Two 8'6" x 9'0" (2.6m x 2.75m)

Double glazed window to rear aspect.

#### Bedroom Three 3.6m x 1.85m

Double glazed window to front aspect.

#### Bathroom

White suite comprising push button WC, pedestal basin and panelled bath with mixer tap/shower attachment. Tiled walls and obscure double glazed window to rear aspect.

#### Outside

The property is approached via a quiet 'no through' pedestrian pathway. The attractive front garden is well enclosed by a range of wooden fencing with a well tended area of lawn and flower beds. Path to front door.

#### Rear Garden (6m x 3.85m)

Predominantly paved with flower bed to one side. Well enclosed by wooden fencing to either side.

#### Garage (4.9m x 4.25m)

Up and over door and recently replaced pedestrian door to front. Door and window to rear garden. Power and light. (NB The entire flat roof of the garage has recently been replaced).

Agents Note: To the rear of the garage is an area of hardstanding which is used by the current owner as parking for one car.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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