



5 Bowerhill Road

Salisbury, SP1 3DN

£325,000



A surprisingly light and spacious house quietly tucked away in a private no-through road a short walk from the city centre. 5 Bowerhill Road is a well presented home which has benefitted from a long list of improvements, yet offers further scope. The property has a number of features which elevate its appeal including generous utility room, cloakroom, garage and three car driveway. Accommodation comprises entrance porch, hallway, sitting room, dining room, modern fitted kitchen, utility room, three bedrooms, recently refitted bathroom and cloakroom. The rear garden has recently been landscaped and is very well enclosed and private. Bowerhill Road is a small private road off St Marks Avenue, this peaceful and tree-filled location belies its very convenient position. The city centre, popular schools and downland walks are all within walking distance. This is a great opportunity to acquire a well presented, generously proportioned home within such a great location, an internal viewing is essential



Directions

Proceed to St Marks Avenue passing the church on your right where Bowerhill Road can be found on your right hand side.

Double Glazed Doors to:

Entrance Porch

Double glazed doors. Stairs to first floor with open area under, radiator, oak floor and ceiling spotlights.

Sitting Room 13'1" x 13'7" (4m x 4.15m)

Double glazed picture window to front aspect. Radiator, fire surround with tiled hearth and ceiling spotlights. Semi open-plan to:

Dining Room 9'2" x 9'6" (2.8m x 2.9m)

Double glazed doors to rear garden, radiator, oak floor and ceiling spotlights.

Kitchen 10'11" x 9'10" max (3.35m x 3m max)

Matching range of wall and base units with worksurface over. Inset electric hob with extractor hood over and oven under. Integral serving fridge and dishwasher. Inset stainless steel sink unit with mixer tap, tiled splashbacks and floor. Breakfast bar, radiator, double glazed window to rear aspect. Storage cupboard housing electric boiler. Ceiling spotlights. Steps down to:

Utility Room 9'10" x 8'2" (3m x 2.5m)

Matching range of wall and base units with worksurface over. Plumbing and space for washing machine and tumble dryer. Tiled splashbacks and floor, door to garage, double glazed door and window to rear.

Cloakroom

Low level WC, tiled walls and floor. Obscure double glazed window to rear aspect.

Integral Garage 16'4" x 9'10" (5m x 3m)

Up and over door to front, door to utility room, power and light.

First Floor Landing

Access to loft space. Full height airing cupboard.

Bedroom One 13'7" x 11'3" ext to 12'1" (4.15m x 3.45m ext to 3.7m)

Double glazed picture window to front. Radiator.

Bedroom Two 11'11" x 11'3" (3.65m x 3.45m)

Double glazed picture window to rear aspect. Radiator.

Bedroom Three 8'2" x 10'4" (2.5m x 3.15m)

Double glazed window to front aspect. Radiator.

Bathroom

Recently refitted suite comprising concealed cistern WC, vanity basin and walk-in shower with touch controls, tiled splashbacks, heated towel rail, obscure double glazed window and ceiling spotlights.

Outside

Immediately outside the house is a double width gravelled parking area, to the side is a concrete driveway providing parking for another vehicle and access to garage. The rear garden is laid out over two levels and has recently been relaid with sandstone paving. Well enclosed by wooden fencing, raised flower bed, outside light and slender pedestrian access to front.

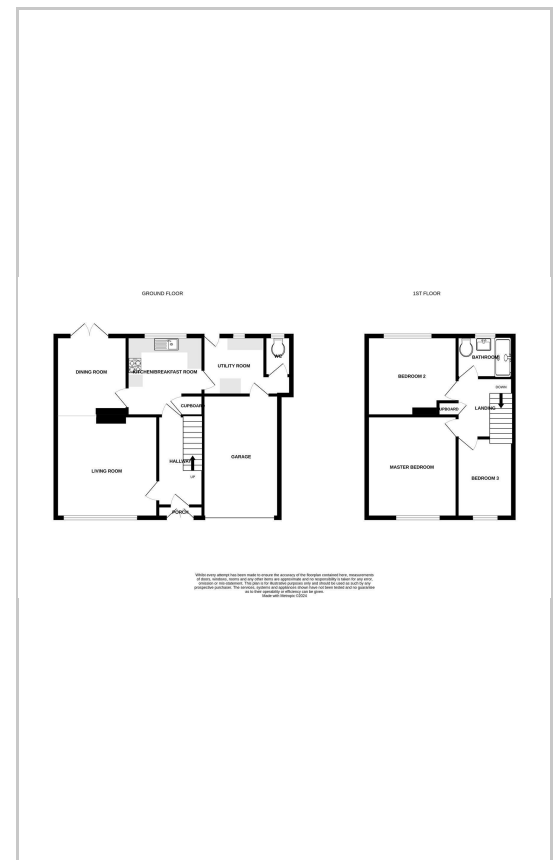
Agent's Note

The property is owned and being sold on a long leasehold basis. We understand the remaining lease term is 937 years, the current owner does not pay ground rent or maintenance.

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			65
(39-54) E	39		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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