



10 Hazel Close

Salisbury, SP2 9JJ

£249,995



Well loved and presented three bedroom home quietly tucked away with access to great levels of off road parking.



10 Hazel Close is a well presented and greatly improved house with double glazing, gas heating (with modern boiler), refitted kitchen and bathroom. The property has several features which add to its appeal such as a ground floor WC, useful storeroom, well proportioned third bedroom and kitchen/dining room. The manageable rear garden is peaceful and provides access to the communal off road parking bays. 10 Hazel Close is located along a quiet pedestrian walkway with pleasant open views to the front and trees to the rear, the peaceful setting is a particular benefit of this property with a number of useful amenities also within walking distance.

Directions

Proceed on Pembroke Road to the junction turning left into Westwood Road. Follow the road down the hill turning left into Hazel Close. Number 10 can be found on the left hand side.

Entrance Lobby

Obscure glazed panels and door to:

Sitting Room 15'7" x 14'7" max (4.75m x 4.45m max)

Double glazed to front aspect, double radiator and telephone point. Stone fireplace and surround with wooden mantle.

Kitchen/Dining Room 14'9" x 9'6" max (4.52m x 2.92m max)

Refitted shaker style units with work surface over. Inset stainless steel sink unit with mixer tap. Space for oven, fridge/freezer and washing machine. Double glazed window to rear aspect, radiator and full height broom cupboard. Space for dining table.

Inner Hall

Stairs to first floor with cupboard under. Full height cloaks cupboard. Double glazed door to rear lobby. Door to:

Cloakroom

Refitted white push button WC and wall hung basin. Tiled splashbacks.

Rear Lobby

Double glazed door to rear garden. Door to store. Tiled floor.

Store Shed

High level double glazed window to side. Light.

First Floor Landing

Full height cupboard housing modern Worcester combi boiler. Access to loft.

Bedroom One 14'5" x 8'6" (4.4m x 2.6m)

Double glazed to front. Built in wardrobe. Radiator.

Bedroom Two 12'11" x 9'8" (3.95m x 2.95m)

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three 11'11" x 6'6" (3.65m x 2m)

Double glazed window to front aspect. Radiator.

Shower Room

Recently refitted white concealed cistern WC, vanity basin with mixer tap and walk-in shower enclosure with thermostatic controls and 'wet-wall' splashbacks. Obscure double glazed window to rear and radiator.

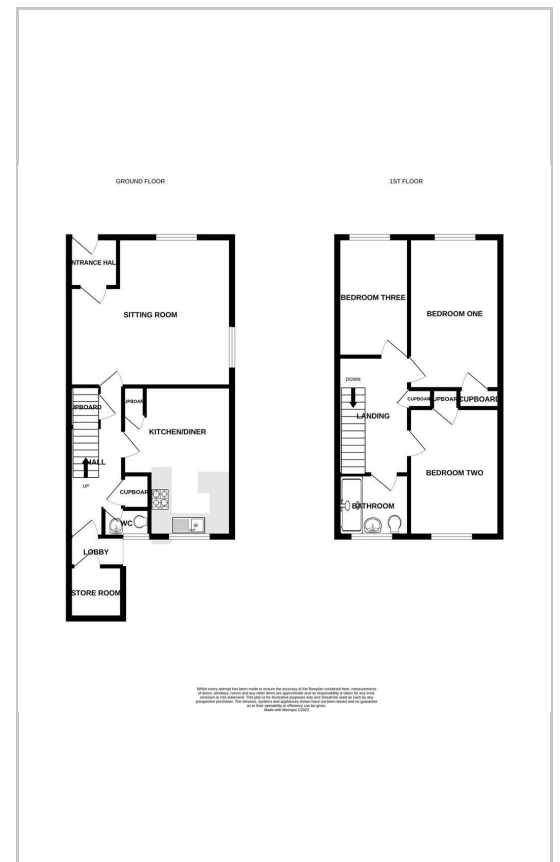
Outside

To the front of the house is an open plan lawn with path to the front door. The rear garden is well enclosed by wooden fencing. Paved patio area with outside light. Steps lead past a gravelled area with a range of planting to the rear access gate. To the rear of the property is a residents parking area with an extremely generous level of communal parking for residents.

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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