



27 Hollows Close

Salisbury, SP2 8JU

Guide price £295,000



A lovely three bedroom home quietly tucked away in this popular location offering a number of hugely appealing features. 27 Hollows Close has been a much loved family home which has been improved and well maintained but also offers huge amounts of scope. The property enjoys a fantastic position and generous plot, only truly appreciated by a viewing. Features include double glazing, quality double glazed conservatory, ground floor cloakroom and generous front and rear gardens. The general decorative condition of the house is good, but huge potential exists to personalise. 27 Hollows Close currently has electric heating, however the property does have a gas supply (modern smart meter fitted) and therefore installing gas heating would be straight forward. The location is a huge positive, the property is a short walk to a hugely popular infants/junior school with woodland walks, parkland, convenience shop, church and public house close by. Offered for sale with vacant possession this is a rare opportunity to acquire a property with such a lovely plot in such a quiet setting.



Directions

Proceed to the Harnham Road turning into Hollows Close. After a short time the path to 27 can be found on your left, the property being located in the far right hand corner.

Double Glazed Door to:

Entrance Hall

Stairs to first floor with cupboard under. Electric night storage heater.

Cloakroom

Low level WC and wash hand basin with tiled splashbacks. Obscure double glazed window to front.

Sitting Room 12'1" x 10'11" (3.7m x 3.35m)

Double glazed window to front aspect. Electric night storage heater, wall lights and television aerial point.

Dining Room 9'0" x 9'4" (2.75m x 2.85m)

Double glazed window to rear aspect, electric night storage heater. Full height larger cupboard. Open to:

Kitchen 8'6" x 8'0" (2.6m x 2.45m)

Refitted contemporary wall and base units with worksurface over. Space for gas cooker, fridge/freezer and washing machine. Stainless steel sink unit with tap over with tiled splashbacks. Obscure double glazed door and window to:

Conservatory 16'0" x 8'6" (4.9m x 2.6m)

Double glazed elevations and roof. Sliding doors to rear garden. Power, light and tap.

First Floor Landing

Access to loft space. Full height airing cupboard.

Bedroom One 11'1" x 10'9" max (3.4m x 3.3m max)

Double glazed window overlooking the rear garden. Electric night storage heater, vanity wash hand basin with tiled splashbacks and mirror light.

Bedroom Two 11'11" x 8'6" ext to 11'1" (3.65m x 2.6m ext to 3.4m)

Double glazed window to front aspect. Electric panel heater.

Bedroom Three 8'6" x 7'6" (2.6m x 2.3m)

Double glazed window to front. Built in cupboard.

Bathroom

White WC, basin and shower enclosure (NB bath has been removed but could be refitted). Tiled splashbacks, obscure double glazed window.

Garage 12'1" x 16'2" (3.7m x 4.95m)

Double up and over door to front. Window to side. Power and light.

Outside

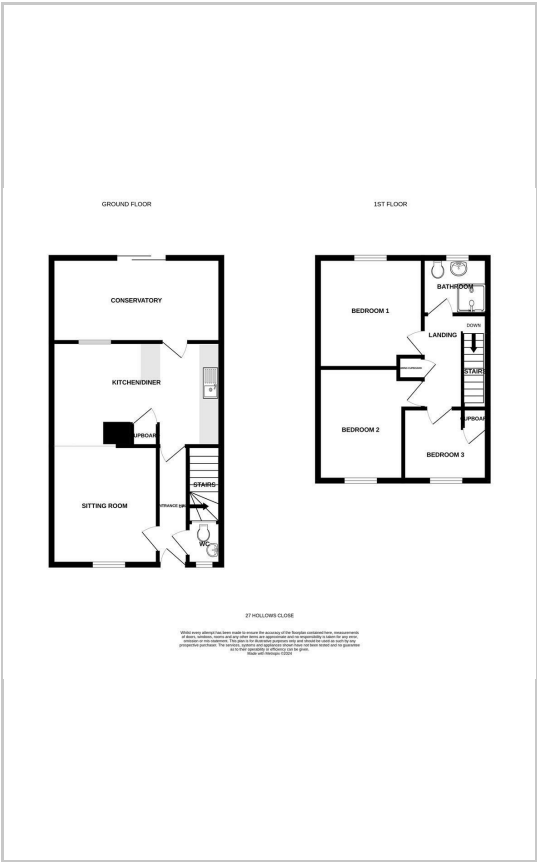
The house is approached by a communal path. To the front of the house is a generous area of lawn which has a number of well stocked flower beds. Path to front door and side.

The rear garden has a Southerly aspect with three defined areas and two garden sheds, one with power and light. Immediately outside the conservatory is a generous and attractive brick paved patio area which stretches to the side of the house. Steps lead up to a lawn with flower bed, to the other side of a path is a paved area with pergola over. Range of mature planting. Gate to rear. To the rear of the garden is a private parking space and garage. To the side of the house is a generous area with garden and potting shed with high level pedestrian gate to the front.

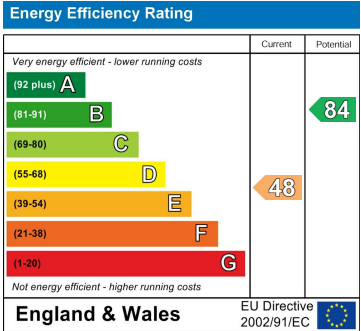
Area Map



Floor Plans



Energy Efficiency Graph



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