VENDITUM

RESIDENTIAL SALES

EST. 2004



4 Elm Close

Salisbury, SP5 1EU

£275,000

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A surprisingly spacious three bedroom end terrace house quietly tucked away within this small cul-de-sac in the popular village of Pitton, offered for sale with vacant possession. 4 Elm Close is an extended modern property which is being sold in generally good condition, however some scope exists for improvement and enhancements. The property is double glazed with electric heating, the kitchen and bathroom fittings are modern, with parts of the property having recently been redecorated. Stand out features include 7.45m living room, 6m kitchen, appealing double glazed sun room and ground floor cloakroom. Outside the house has access to generous levels of residents parking, as well as its own garage a short distance from the property. There is both a front garden and private, low maintenance rear garden. Located within the heart of Pitton the house is within walking distance of amenities such as village shop, school, church and public house as well as open countryside on your doorstep. This is a fantastic opportunity to acquire an affordable village home, an internal viewing is essential to fully appreciate what it has to offer.







Directions
Proceed to Pitton on Whiteway turning left onto Townsend, after a time turn left into Black Lane where Elm Close can be found on your right.

Hall
Stairs to first floor, large cupboard, electric heater, double glazed window.

Cloakroom
Coloured WC, basin, double glazed window to front.

Lounge 24'5" x 9'4" ext to 11'3" (7.45m x 2.85m ext to 3.45m)
Double glazed window to front and sliding doors to sun room. Electric heater. Open fireplace with tiled surround.

Kitchen 19'8" x 8'0" (6m x 2.45m)
Matching shaker style wall and base units with worksurface over. Inset sink unit with mixer taps. Cooker, space for four further appliances. Double glazed window to rear and door to side

Sun Room 8'4" x 6'6" (2.55m x 2m)
Double glazed door and window to rear. Wall lights.

First Floor Landing

Bedroom One 13'11" x 8'8" (4.25m x 2.65m)
Double glazed window to front. Electric heater. Wardrobe.

Bedroom Two 11'5" x 9'8" (3.5m x 2.95m)
Double glazed window to rear. Electric heater.

Bedroom Three 9'6" x 6'0" (2.9m x 1.85m)
Double glazed window to rear. Electric heater.

Bathroom 10'11" x 5'2" (3.35m x 1.59m)
White suite comprising bath with shower, WC, vanity basin. Tiled splashbacks, heated towel rail, obscure double glazed window. Airing cupboard with pressurised hot water tank.

Outside
To the front of the properties is a parking bay for residents and guests. A pathway leads to the front and side of the house passing a small area of lawn and gravelled garden. The rear garden is well enclosed by wooden fencing and high level wall. Immediately outside the sun room are steps up to a small paved area with a substantial flower bed to either side beyond is a further flower bed which runs the full width of the garden.

Garage- Located a short distance from the property with an up and over door.

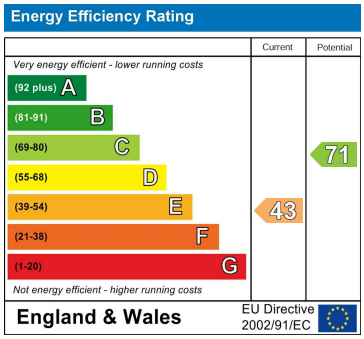
Area Map



Floor Plans



Energy Efficiency Graph



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St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU
Tel: 01722 411151 Email: enquiries@venditum.co.uk https://www.venditum.co.uk