



## 8 Ancient Way

Salisbury, SP2 8TE

**£279,950**



A lovely two double bedroom home within this particularly popular development a short distance from Salisbury District Hospital. 8 Ancient Way is a well maintained home with double glazing and gas heating, yet great scope exists to personalise. The house benefits from two allocated parking spaces and attractive rear garden with a sunny aspect. Accommodation comprises entrance hall, kitchen, 5m x 4m reception room, two double bedrooms, bathroom and cloakroom. The location is superb with an extremely popular convenience shop a short walk from the house along with bus stops, and open countryside. Salisbury city centre is also within easy reach. 8 Ancient Way would make an ideal first home, investment property, or downsizing option. An early internal viewing is advised.



## Directions

Proceed to the A338 Downton Road turning right at the traffic lights into Rowbarrow. Turn first right bearing immediately right into Ancient Way. Number 8 can be found on the right.

## Entrance Hall

Part glazed front door. Stairs to first floor. Radiator and laminate flooring.

## Cloakroom

White WC and basin with tiled splashback. Obscure double glazed windows and radiator.

## Kitchen 8'6" x 6'10" (2.6m x 2.1m)

Matching wall and base units with worksurface over. Inset gas hob with extractor hood and oven under. Space for washing machine and fridge/freezer, inset sink with mixer tap and tiled splashbacks. Wall mounted gas boiler and double glazed window to front aspect.

## Reception Room 16'4" x 13'7" max (5m x 4.15m max )

Double glazed sliding doors and window overlooking the rear garden. Generous understair storage cupboard. Double radiator, television and telephone points. Laminate floor.

## First Floor Landing

Access to loft space.

## Bedroom One 13'9" max x 9'6" (4.2m max x 2.92m )

Twin double glazed windows to rear aspect. Two radiators and built in double wardrobe.

## Bedroom Two 13'7" reducing to 10'5" x 10'11" reducing to 8'4" (4.15m reducing to 3.2m x 3.35m reducing to 2.56m )

Twin double glazed windows to front aspect. Two radiators and built in double wardrobe.

## Bathroom 7'2" x 6'4" (2.2m x 1.95m )

White suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, radiator, extractor fan and mirror light.

## Outside

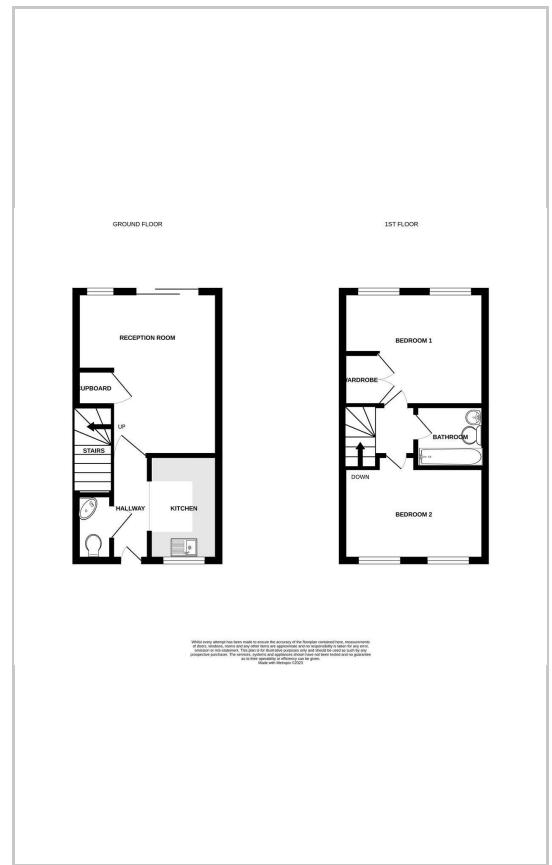
To the front is a modest area of garden which is gravelled for low maintenance.

The rear garden has a South Easterly aspect and is well enclosed by high level wall and fencing. Immediately outside the reception room doors is a small paved patio with a stepping stone path leading past a level area of lawn to a further patio area with garden shed. Array of mature planting including apple trees and climbing plants. A short distance from the front door is access to the parking area where the property has a tandem (two car depth) parking.

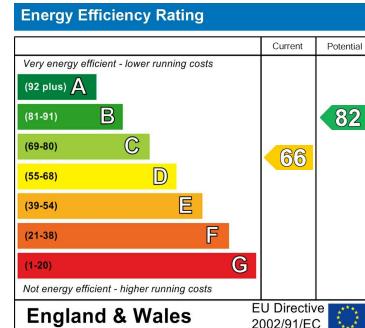
## Area Map



## Floor Plans



## Energy Efficiency Graph



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