



## 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.

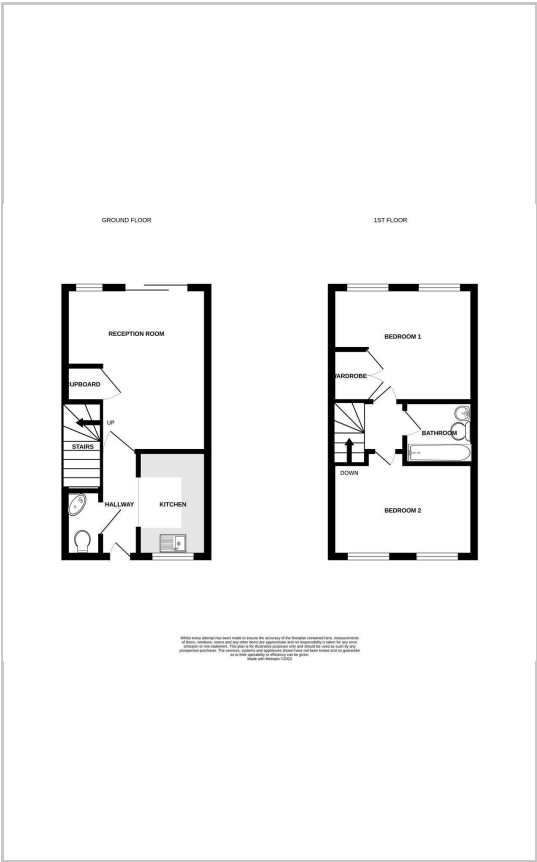
Outside

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.

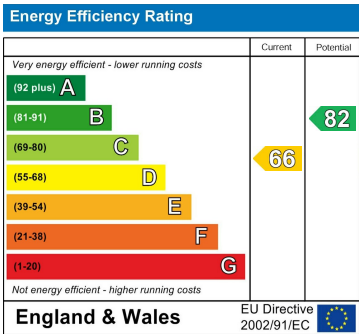
Area Map



Floor Plans



Energy Efficiency Graph



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