



110 Devizes Road

Salisbury, SP2 7DW

£350,000



An imposing and extensively renovated character house with generous levels of accommodation. 110 Devizes Road is a hugely impressive house which can only be appreciated by a viewing, the property has a number of features buyers wouldn't normally find in a property of this type such as ground floor cloakroom and en-suite shower room. The property benefits from a new roof, double glazed windows and doors, kitchen extension with integral appliances, new bathroom fittings and wiring installation. The entire property has been replastered and decorated with new floor coverings throughout, therefore offered in 'turn-key' condition. Outside 110 Devizes Road has a low maintenance front garden and attractive rear garden with sandstone patio and artificial lawn. This is a fantastic opportunity to acquire such a substantial property of this calibre, an early internal viewing is essential.



Directions

Proceed to the A360 Devizes Road where number 110 can be found on the right hand side between Ashley and Kingsland Roads.

Entrance Hall

Storm Porch. Double glazed front door. Attractive tiled floor. Stairs to first floor.

Sitting Room 11'5" x 10'7" (3.49m x 3.23m)

Double glazed window to front. Feature fireplace with tiled surround, radiator, low level meter cupboard.

Dining Room 14'1" x 11'3" (4.3m x 3.45m)

Double glazed door to rear aspect. Open fireplace with painted surround, radiator and full height understair cupboard.

Kitchen 11'5" ext to 16'0" x 6'6" (3.5m ext to 4.9m x 2m)

Matching range of shaker style wall and base units with composite work surface over. Inset 1 ¼ bowl sink unit with mixer tap over. Inset ceramic hob with extractor hood over, eye level microwave and oven. Integral fridge/freezer, dishwasher and washing machine. Double glazed window to rear and rooflight. Inset ceiling spotlights and vertical radiator.

First Floor Landing

Stairs to second floor, double glazed window to side aspect. Radiator.

Bedroom One 13'11" max x 11'7" (4.25m max x 3.55m)

Double glazed window to front aspect. Cast iron fireplace with painted surround. Radiator.

Bedroom Four 8'8" x 7'0" (2.65m x 2.15m)

Double glazed window to rear aspect with pleasant far reaching views. Full height cupboard housing Ideal gas boiler. Radiator.

Bathroom 8'8" x 5'4" (2.65m x 1.65m)

Newly fitted white suite comprising WC, pedestal basin and panelled bath with mixer/shower over and glazed screen. Heated towel rail, extractor fan and ceiling spotlights.

Second Floor Landing

Access to loft space. Full height storage cupboard.

Bedroom Two 9'2" ext to 12'9" x 11'3" (2.8m ext to 3.9m x 3.45m)

Velux windows to rear with lovely far reaching views toward Old Sarum. Ceiling spotlights and radiator.

En-Suite – Newly fitted concealed cistern WC, vanity basin and generous shower enclosure with thermostatic controls and wet wall splashbacks. Part obscure double glazed window to side, heated towel rail and ceiling spotlights.

Bedroom Three 13'11" x 11'7" (4.25m x 3.55m)

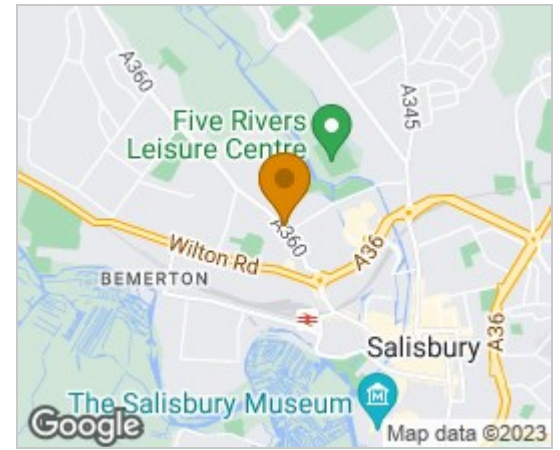
Velux window to front and double window to side aspect. Radiator and ceiling spotlights.

Outside

To the front of the house is a gravelled area enclosed by wall with pathway to front door.

The rear garden has been landscaped to reduce maintenance, yet offers further scope to personalise. Immediately outside the dining room is a grey sandstone patio which stretches to the rear of the house with outside tap and light. Beyond is a flat area of artificial grass which has a flower bed on three sides with some mature planting. A pedestrian access leads to one side.

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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