



307 Devizes Road

Salisbury, SP2 9LU

Guide price £350,000



A well loved and presented family home offered for sale with vacant possession. 307 Devizes Road is a handsome semi-detached house which has been well maintained by its current owner but offers great levels of potential both inside and out. The house has been extended with a lovely double-glazed conservatory overlooking the rear garden, further options to extend or convert the loft exist (subject to planning permission). 307 Devizes Road is double glazed with gas heating, the kitchen and bathroom fittings are modern. Currently the accommodation comprises entrance porch, hall, two reception rooms, conservatory, kitchen, three bedrooms and bathroom. Outside the property has a generous drive for several vehicles, garage and lovely rear garden which extends to around 100ft in length. This is a good opportunity to acquire a substantial family home for such a reasonable price, an early internal viewing is advised.



Directions

From Salisbury city centre follow the Devizes Road, this property is found on the left hand side between the turnings for Queen Alexandra Road and Heath Road.

Entrance Porch

Double glazed door to:

Entrance Hall

Stairs to first floor with cupboard under housing Worcester gas boiler. Radiator. Double glazed door to side.

Sitting Room 11'11" x 11'11" max (3.65m x 3.65m max)

Twin double glazed windows to front aspect. Radiator. Living flame fire with wooden surround. Picture rail.

Dining Room 12'4" x 11'3" max (3.77m x 3.45m max)

Radiator. Double glazed doors to conservatory. Living flame fire with wooden surround.

Conservatory 9'8" x 9'6" (2.95m x 2.9m)

Double glazed elevations with door to side. Power.

Kitchen 9'0" x 6'4" (2.75m x 1.95m)

Matching refitted range of wall and base units with worksurface over. Space for oven, serving fridge and washing machine. Stainless steel sink unit with mixer tap. Double glazed window to side aspect.

First Floor Landing

Obscure double glazed window to side. Airing cupboard housing hot water tank.

Bedroom One 11'11" x 11'11" max (3.65m x 3.65m max)

Twin double glazed windows to front aspect. Radiator and picture rail.

Bedroom Two 12'5" x 9'10" max (3.8m x 3m max)

Double glazed window overlooking the rear garden. Radiator and picture rail.

Bedroom Three 9'2" x 5'8" ext to 7'8" (2.8m x 1.75m ext to 2.35m)

Double glazed window to rear aspect overlooking the garden. Radiator. Three built in full height wardrobes with sliding doors.

Bathroom

Refitted white suite comprising WC, pedestal basin and walk-in shower enclosure (bath could be re-fitted). Tiled walls, obscure double glazed window to front aspect. Heated towel rail and access to loft space.

Outside

To the front of the house is a small lawn enclosed by block wall, fencing and mature hedgerow. Driveway leading to the side of the house and: Garage (5.7m x 2.8m)

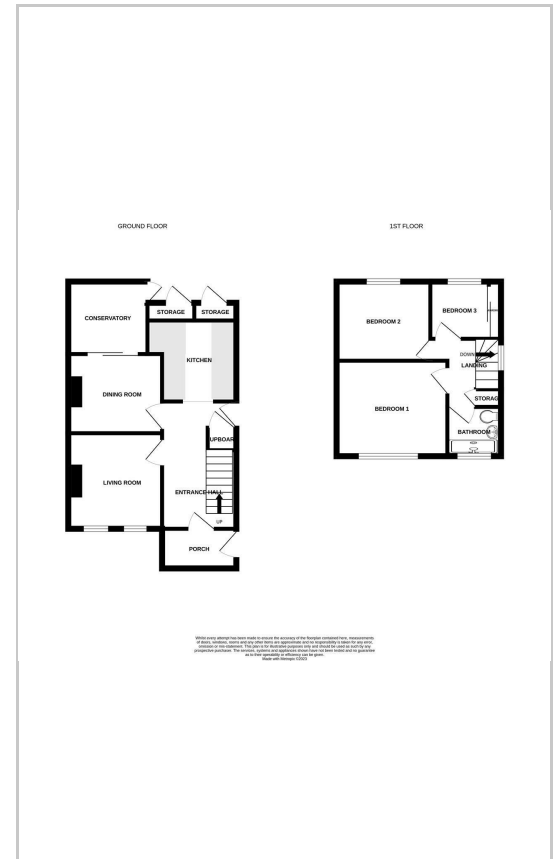
Up and over door and window to rear. Power and light.

The driveway continues along the side of the house providing vehicular access to the garage and pedestrian access to the rear garden. Immediately outside the conservatory is a small paved area with useful storage shed (1.35m x 1.25m) and outside WC. Path then leads past an area of lawn to a terrace gravelled area with greenhouse. The path continues past another two sections of lawn with an array of mature planting. Toward the far end of the garden is a well planted mulched area screening the garden shed.

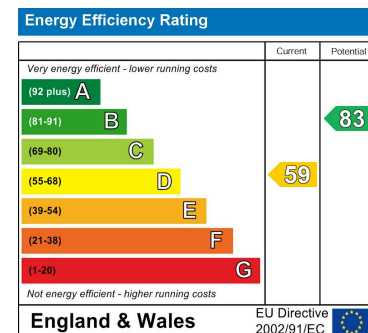
Area Map



Floor Plans



Energy Efficiency Graph



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