

VENDITUM

RESIDENTIAL SALES

EST. 2004



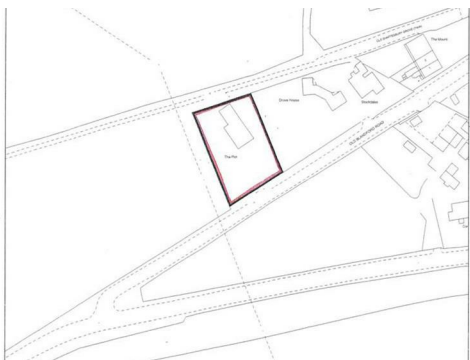
New Bungalow Old Blandford Road

Salisbury, SP2 8DA

£495,000



An individually built bungalow sitting within a plot approaching half an acre offering huge scope for modernisation and redevelopment. New Bungalow is a generously proportioned property currently offering two double bedrooms but could be reconfigured and/or extended (subject to planning consent). Current accommodation comprises generous entrance hall, 6m sitting room, 4.2m kitchen, utility room, two generous double bedrooms and bathroom. The private plot, although somewhat overgrown, enjoys lovely rural views to the South West and an abundance of indigenous wild bird life. Great development potential also exists within the plot (subject to consent). New Bungalow has a large driveway providing parking for numerous vehicles as well as a substantial garage. The location has a rural feel whilst being within easy reach of amenities and Salisbury city. New bungalow is a fantastic opportunity with huge potential, with a viewing essential to appreciate this fully.



Directions

From the Harnham Road turn onto the Old Blandford Road. Follow the road up the hill passing Harnwood Road and Shaston Drove, New Bungalow can be found on your right just after the turning for Lywood Close.

Storm Porch

Front door to:

Entrance Hall 13'1" x 9'2" (4m x 2.8m)

Full height cloak and airing cupboard. Door to:

Sitting Room 19'8" x 11'9" (6m x 3.6m)

Doors overlooking the rear garden and views beyond, window to side. Open fireplace.

Kitchen 13'9" x 11'9" (4.2m x 3.6m)

Matching wall and base units with work surface over. Inset sink unit, spaces for appliances and Aga. Space for breakfast table and window to rear garden.

Utility Room 11'9" x 5'10" (3.6m x 1.8m)

Window to rear and door to side lobby.

Side Lobby

Two substantial store cupboards (1.4m x 1m), door to front and rear. Cloakroom with low level WC.

Bedroom One 15'8" x 12'9" (4.8m x 3.9m)

Window to front aspect.

Bedroom Two 15'8" x 11'9" (4.8m x 3.6m)

Window to side aspect, door to sitting room and bathroom.

Bathroom

Suite comprising panelled bath with shower over and wet wall splashbacks, low level WC, bidet and basin. Window to front aspect.

Outside

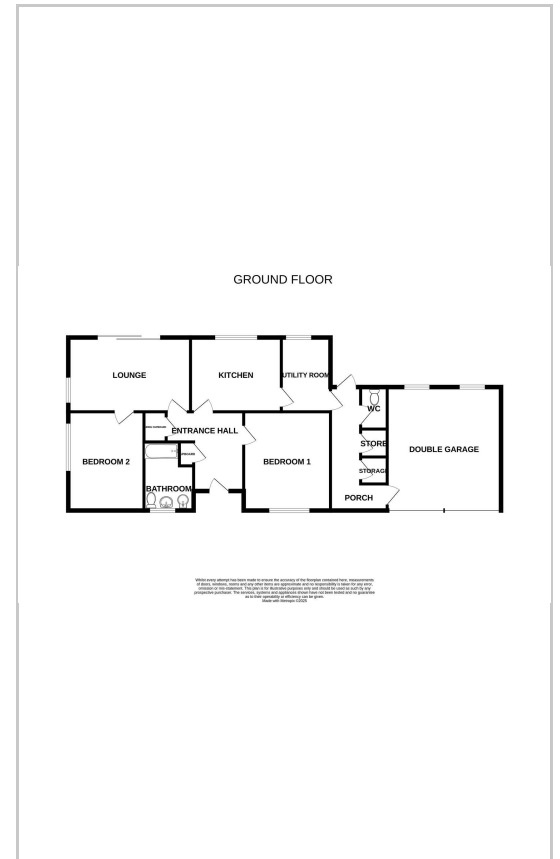
The bungalow is accessed from the Old Blandford Road by a generous driveway which extends to the front of the property providing parking for a good number of vehicles and access to the garage. A further parking/turning area exists to the side of New Bungalow providing parking for a further 2/3 vehicles. New Bungalow sits in its mature plot, areas of which are overgrown but hold huge potential to landscape and make the most of the views to the South West. Extensive levels of trees, bushes and hedgerows. Paved patio to the rear of the sitting room and kitchen with lawn beyond. We believe the plot extends to around 0.4 acre.

Garage (20ft x 18ft)

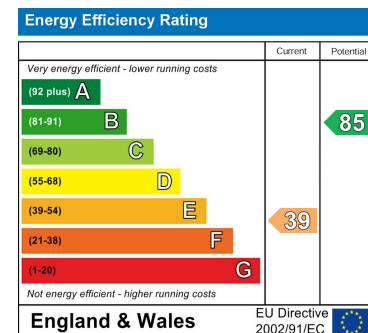
Area Map



Floor Plans



Energy Efficiency Graph



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