



8 Hughendon Manor

Salisbury, SP5 3EY

£240,000



A lovely modern two bedroom home within a select development on the South Eastern fringes of the city. 8 Hughendon Manor is a well maintained freehold property which is particularly well designed and laid out. The house has some really positive features such as two double bedrooms, ground floor WC, great levels of built in storage, attractive rear garden and allocated parking – all of which can only be truly appreciated by a viewing. 8 Hughendon Manor would make an ideal first house, manageable base or buy to let investment. Situated in a small select development the house enjoys some lovely communal gardens and generous visitors parking in addition to its own private spaces. The position provides great access to the city centre as well as reaching Romsey/Southampton and M27. Offered for sale with no forward chain, an early viewing is advised.



Directions

Proceed to the A36 Southampton Road leaving the city centre, proceed through the traffic lights. As the road bends sharply to the right the access to Hughendon Manor can be found on the left hand side.

Attractive Storm Porch

Front Door to:

Entrance Hall

Stairs to first floor. Door to:

Lounge 12'11" x 10'4" (3.95m x 3.15m)

Double glazed window to front aspect. Radiator. Telephone point. Large understair storage cupboard.

Kitchen 9'10" x 10'2" (3m x 3.10m)

Matching gloss wall and base units with work surface over. Inset electric hob with extractor over and oven under. Space for washing machine, fridge/freezer. Inset 1 ¼ bowl sink unit with mixer tap. Wall mounted gas combination boiler and radiator. Double glazed window to rear aspect. Inset ceiling spotlights.

Rear Lobby

Part glazed door to rear. Ceiling spotlights. Door to:

Cloakroom

Low level WC, vanity basin with tiled splashbacks. Heated towel rail, ceiling spotlights and extractor fan.

First Floor Landing

Drop down loft access with ladder.

Bedroom One 11'7" x 8'6" (3.55m x 2.6m)

Double glazed windows to rear aspect. Four built in wardrobes with high level cupboards over. Radiator.

Bedroom Two 10'4" x 8'6" (3.15m x 2.61m)

Double glazed window to front aspect. Built in double walk-in wardrobe and deep over stair cupboard. Radiator.

Bathroom

White suite comprising WC, pedestal basin and panelled bath with mixer shower attachment. Tiled splashbacks and glazed shower screen. Obscure double glazed window to side aspect, heated towel rail and ceiling spotlights.

Outside

Set within the grounds of this converted character property the development has lovely mature grounds which are maintained by the management company.

The property has an allocated parking space, there are a generous number of visitors parking spaces.

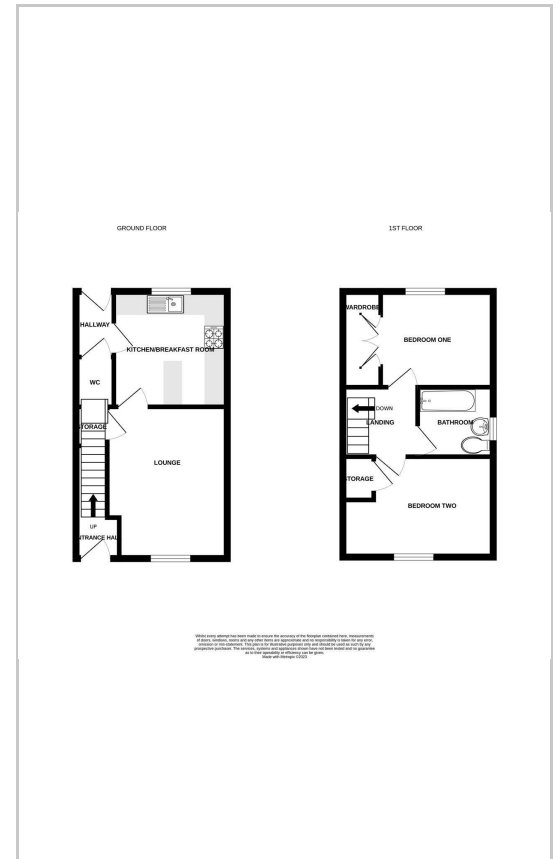
Steps lead up to a path providing pedestrian access to the front of the house. The front garden of number eight has been laid to Cotswold chippings for low maintenance.

The rear garden is a lovely space laid out over two levels. Immediately outside the rear lobby is a generous paved area with an attractively planted flower bed. Steps lead up to a gravelled seating area, to one side of this space is a substantial garden shed (4m x 1.65m).

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St Mary's House Netherhampton Business Park, Salisbury, SP2 8PU

Tel: 01722 411151 Email: enquiries@venditum.co.uk <https://www.venditum.co.uk>