

VENDITUM

RESIDENTIAL SALES

EST. 2004



160 Coombe Road

Salisbury, SP2 8BN

£375,000



A substantial and handsome Edwardian semi-detached home offering huge potential. 160 Coombe Road is a well loved family home that has been well maintained but now offers scope for cosmetic enhancement and huge potential for remodelling or extending (subject to planning consent). The current accommodation comprises entrance hall, two well proportioned reception rooms, 4.65m kitchen/breakfast room, cloakroom, sunroom, three bedrooms and bathroom. 160 Coombe Road is double glazed and benefits from gas heating with modern Worcester boiler. Outside the house has off road parking for 1-2 cars comfortably, the rear garden is a generous yet manageable size and is particularly well stocked. The location is always popular, within easy reach of the city centre with popular schools, convenience shops, district hospital and open countryside all close by. This is a great opportunity to acquire a character home with such potential in a great location, an early internal viewing is essential.



Directions

Proceed to the A354 Coombe Road proceeding straight over the mini roundabout. Number 160 can be found on your right hand side just beyond Meyrick Avenue.

Front Door to:

Entrance Lobby

Obscure glazed door to:

Entrance Hall

Stairs to first floor with open area under, radiator, feature archway and laminate flooring.

Sitting Room 12'3" x 13'9" (3.75m x 4.2m)

Double glazed bay window to front aspect. Fireplace surround, shelved display recess and cupboards under. Double radiator, picture rail and low level fuse cupboard.

Dining Room 10'7" x 10'4" (3.25m x 3.15m)

Double glazed window to side, built in dresser and recess shelving, radiator and picture rail.

Kitchen/Breakfast Room 15'3" x 9'0" (4.65m x 2.75m)

Matching range of wall and base units with work surface over. Space for oven, fridge/freezer and washing machine. Inset 1 ¼ bowl sink unit with mixer tap. Tiled splashbacks, wooden flooring, double radiator, space for dining table. Double glazed window to side and doors to rear. Door to:

Cloakroom/Boiler Room 6'2" x 4'7" (1.9m x 1.4m)

Modern Worcester gas boiler and radiator, double glazed window to rear aspect. Low level WC, wash hand basin and tiled splashbacks and obscure double glazed window.

Sun Room 10'5" x 6'2" (3.2m x 1.9m)

Aluminium frame with door to side. Tiled floor.

First Floor Landing

Access to loft space. Full height linen cupboard.

Bedroom One 15'8" x 15'3" (4.8m x 4.65m)

Double glazed bay window to front aspect, double radiator, vanity sink unit with tiled splashbacks and tiled shower enclosure with thermostatic controls.

Bedroom Two 10'7" x 9'10" (3.25m x 3m)

Double glazed window to rear aspect, two built in double wardrobes and double radiator.

Bedroom Three 7'0" ext to 11'9" x 9'0" (2.15m ext to 3.6m x 2.75m)

Double glazed window to rear aspect. Double radiator.

Bathroom

Coloured basin and panelled bath with mixer/shower over and white push button WC. Tiled splashbacks, obscure double glazed window to side aspect and radiator.

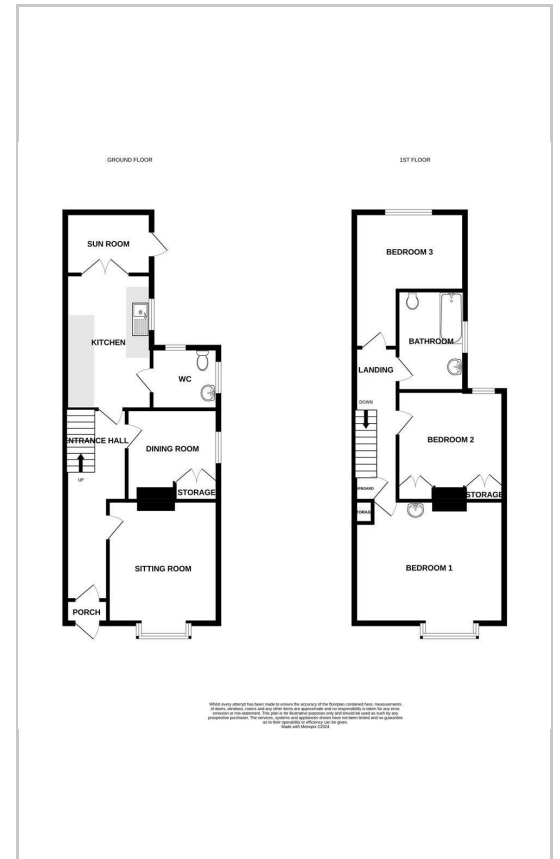
Outside

To the front of the house is a generous front garden which has a good range of planting. Quarry tiled path to the front door and high level pedestrian gate to side. Gravel driveway providing parking for 1-2 cars. Immediately outside the sun room is a paved patio with an outside tap with pedestrian access to the side. A brick paved path leads past very well stocked flower beds to a feature arch. Beyond is a shaped area of lawn with a further range of mature planting, toward the far end of the garden is a water feature and garden shed.

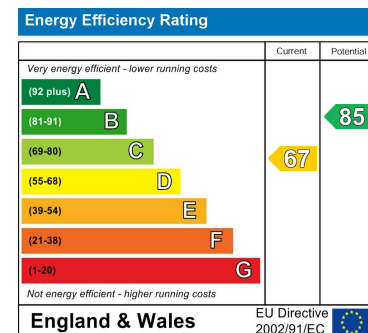
Area Map



Floor Plans



Energy Efficiency Graph



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