

VENDITUM

RESIDENTIAL SALES

EST. 2004



20 Manor Farm Road

Salisbury, SP1 2RR

£325,000



A greatly improved 2/3 bedroom semi-detached home within this particularly sought after location. 20 Manor farm Road is a well maintained property which was originally built and laid out as a three bedroom house, however the current owner has remodelled to create two spacious bedrooms - those buyers requiring three bedrooms could easily recreate the original layout. The house has a lovely semi-open plan layout with modern refitted kitchen and refitted bathroom. Outside 20 Manor Farm Road has an enclosed rear garden with a partially converted garage and driveway parking. The position provides a tree-filled view from the front windows and lovely walks on your doorstep. Located in Milford the property sits within walking distance of Laverstock's useful amenities including schools, convenience shop, and church. The city centre is also within walking distance.



Directions

Proceed to Shady Bower from Milford Hill following the road as it bends sharply to the left. Pass Milford Manor Road on your right where 20 Manor Farm Road can be found on your left hand side before Westbourne Close.

Double Glazed Front Door to:

Sitting Room 15'8" x 14'1" (4.8m x 4.3m)

Double glazed picture window to front with views. Inset log burner with slate hearth with feature oak mantle. Two radiator, understair storage cupboard, wooden flooring and ceiling spotlights. Archway to:

Dining Room 10'5" x 8'4" (3.2m x 2.55m)

Double glazed window to rear. Radiator, wooden flooring. Open plan to kitchen.

Kitchen 7'4" x 10'7" (2.25m x 3.25m)

Matching shaker style wall and base units with solid wooden worksurface. Inset Siemens gas hob with extractor hood over, eye level double oven. Space for washing machine, fridge/freezer and slimline dishwasher. Inset ceramic sink unit with mixer tap. Double glazed windows and door to rear garden. Slate flooring and ceiling spotlights.

First Floor Landing

Obscure double glazed window to side. Radiator. Access to part-boarded loft housing gas combination boiler.

Bedroom One 15'8" x 13'6" max (4.8m x 4.12m max)

Twin double glazed windows to front. Two radiators. Built in double wardrobes and over stair cupboard.

Bedroom Two 9'2" x 9'4" (2.8m x 2.85m)

Double glazed window to rear aspect. Radiator. Three built in wardrobes.

Bathroom

White suite comprising push button WC, pedestal basin and panelled bath with shower over. Tiled splashbacks and floor, obscure double glazed window, heated towel rail and ceiling spotlights.

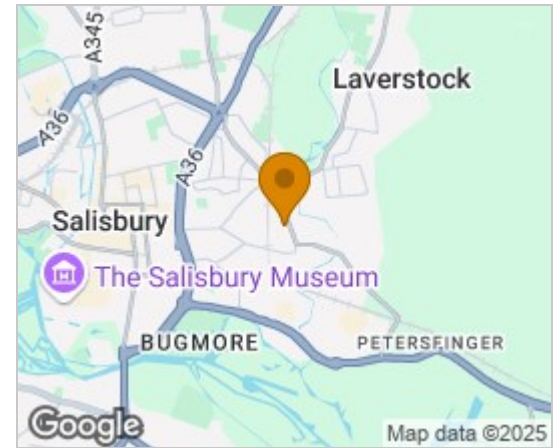
Outside

To the front of the house is a well stocked garden with a lovely range of perennial/annual planting and ornamental cherry tree. Path to the front door and side. At the rear of the house is a well enclosed low maintenance garden. Immediately outside the kitchen is a brick paved area with pathway to the side with outside tap. Beyond is a decked seating area with raised flower beds and steps up to stoned section which provides standing for summer house with gate to the rear/parking and steps to the garage.

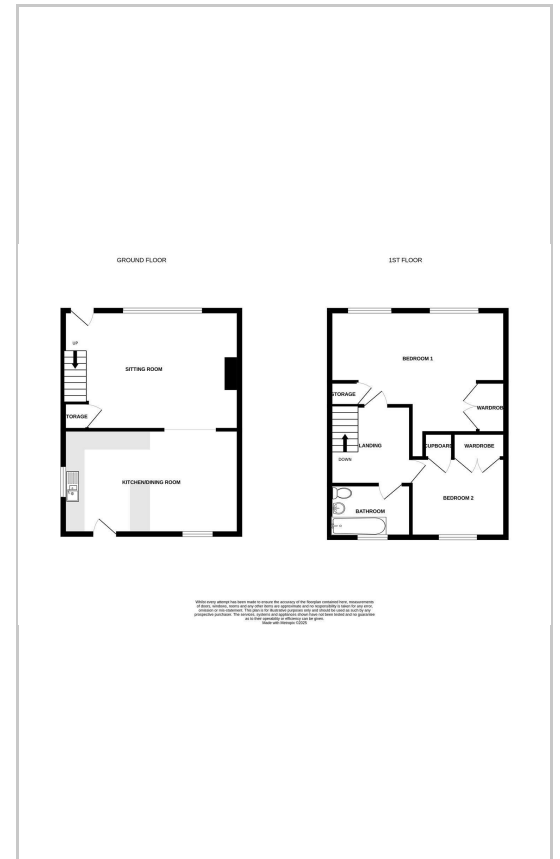
Garage – Currently divided into two sections. Up and over door to storage section (2.55m x 1.5m). Studio/Workspace section (4m x 2.4m) drylined with power and light.

To the rear the property has off road parking for 1-2 cars, accessed from Westbourne Close.

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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