VENDITUM

RESIDENTIAL SALES

EST. 2004



27 Coronation Square

Salisbury, SP2 9BD

£317,500

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A rare opportunity to acquire this well proportioned, affordable family home tucked away in the popular village of Quidhampton. 27 Coronation Square is a lovely family home which has been improved by its current owners, yet holds scope to personalise and/or extend (subject to planning consent). The property is double glazed with gas heating, the general decorative condition is very good throughout. Accommodation comprises entrance hall, 16' x 11' sitting room, 17' x 13' kitchen/dining room, three bedrooms and bathroom. Outside 27 Coronation Square has access to great levels of off road parking, attractive front garden with 8'10" x 6' home office studio and substantial storage shed. Coronation Square is a quiet no through road overlooking open farmland, the location is fantastic with a playpark a short distance and open countryside and riverside walks close by. Quidhampton is a short distance from Wilton which offers a long list of amenities, the village also offers easy access to Salisbury itself.







Directions
Proceed to Quidhampton turning onto Lower Road from the A3094. After a short time turn left into Edgam Place. Follow the road as it bends left where 27 Coronation Square can be found on your left.

Double Glazed Front Door to:

Entrance Hall
Wooden floor.

Sitting Room 16'11 x 10' (5.16m x 3.05m)
Double glazed window to front aspect and door to rear garden. Double radiator. Open fireplace with wooden mantle.

Kitchen/Dining Room 17'1" x 10'0" ext to 12'11" (5.23m x 3.05m ext to 3.96m)
Dining Room – Double glazed window, radiator, wooden flooring.
Kitchen – Matching range of wall and base units with worksurface over. Inset Belfast sink with mixer tap over. Inset induction hob with double oven under and extractor hood, plumbing and space for fridge/freezer. Oak flooring, double glazed window and door to rear.

First Floor Landing
Double glazed window to rear. Radiator. Access to loft.

Bedroom One 12'11" x 8'11" red to 10'11" (3.96m x 2.74m red to 3.35m)
Twin double glazed windows to front aspect. Radiators. Built in double doors.

Bedroom Two 8'0" ext to 10'11" x 10'0" (2.44m ext to 3.35m x 3.05m)
Double glazed window to front aspect. Radiator.

Bedroom Three 8'11" x 6'11" (2.74m x 2.13m)
Double glazed window to rear aspect. Radiator.

Bathroom
White suite comprising WC, pedestal basin and panelled bath with shower over, tiled splashbacks, obscure double glazed window to rear, radiator, tiled floor, airing cupboard.

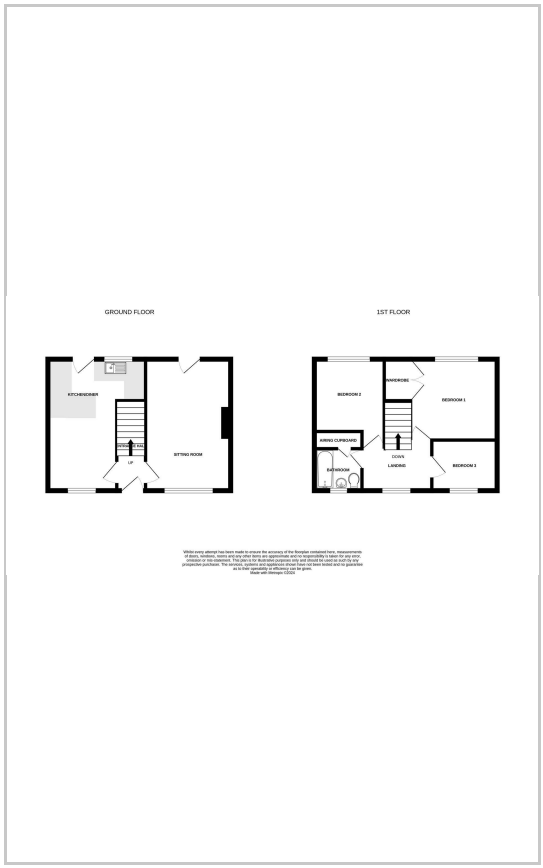
Outside
To the front of the property is a communal parking area with very generous levels of resident/guest spaces. To the front of the house is a well stocked flower bed with steps down to the front door. Alleyway leading to the rear garden. The rear garden has a sunny aspect and is well enclosed by wooden fencing with a lovely range of mature planting. Immediately outside the kitchen is a paved patio with gate to side and brick built storage room (8' x 6'). An archway leads to an area of lawn surrounded by well stocked borders. To one side is the studio/office.

Studio/Home Office 8'9" x 6'0" (2.69m x 1.83m)
Angled glazed doors to front, windows to front and side. Power and Ethernet. Fixed lighting and tiled floor with electric underfloor heating.

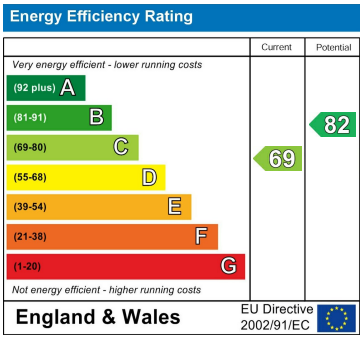
Area Map



Floor Plans



Energy Efficiency Graph



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