

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 46 Vale View Road

Salisbury, SP2 0RB

£225,000



A greatly improved and hugely impressive semi-detached home with a number of features only appreciated by a viewing. 46 Vale View Road is an upgraded REMA property which offers fantastic value as well as offering further potential (subject to planning). The property benefits from a modern fitted kitchen and bathroom, double glazing, log burner and modern electric heating – the general decorative condition being superb throughout. Outside, 46 Vale View Road has private off-road parking for 2-3 cars, attractive rear garden with a very substantial 8m x 4m workshop which holds great potential for a whole host of uses. Quietly located along a no-through road the property backs onto open farmland as well as enjoying far reaching views to the front. South Newton is perfectly positioned for Wilton which offers a fantastic array of amenities, as well as Salisbury itself. This fantastic property is sadly only available to cash buyers. An internal viewing is essential.



## Directions

Proceed to South Newton on the A36. After entering the village and passing the pub and Forge Close on your right turn into St Andrews Road following this road for its duration, turn left into Vale View Road where number 46 can be found on your right.

## Entrance Porch

Double glazed front door.

## Entrance Hall

Stairs to first floor.

## Lounge 14'5" x 12'1" (4.4m x 3.7m )

Double glazed picture window to front aspect. Inset log burner with slate hearth and floating mantle. Electric heater.

## Kitchen 20'6" x 9'10" (6.25m x 3m )

The kitchen area is beautifully re-fitted with shaker style wall and base units with worksurface over. Inset gas hob with extractor hood over, eye level double oven. Space for dishwasher and washing machine. Breakfast bar with concealed space for tumble dryer. Double glazed window to rear and ceiling spotlights. Dining space with double glazed window to side and door to rear.

## First Floor Landing

Double glazed window to side. Full height shelved cupboard. Access to loft.

## Bedroom One 13'7" max x 11'0" reducing to 12'9" (4.15m max x 3.37m reducing to 3.9m )

Double glazed window to front with far reaching views. Electric heater.

## Bedroom Two 13'9" x 8'9" (4.2m x 2.67m )

Double glazed window to rear overlooking rear garden. Full height wardrobe and shelved cupboard. Electric heater.

## Bedroom Three 8'0" x 9'0" (2.45m x 2.75m )

Double glazed window to front. Electric heater, bespoke high level cabin bed with seating, shelving and wardrobe.

## Bathroom

Refitted white suite comprising push button WC, vanity basin and pannelled bath with mixer tap and thermostatic shower. Tiled walls, heated towel rail, obscure double glazed window to rear and ceiling spotlights.

## Outside

To the front of the house is a generous gravelled driveway for 2-3 cars. Steps lead up to a further gravelled area with path way to front door and side. Immediately outside the kitchen is a generous area which is currently laid with artificial lawn. Pedestrian access to side, outside lighting and tap. Generous sandstone steps leads up to a paved patio area with a natural lawn beyond.

## Workshop 26'2" x 13'1" (8m x 4m )

Block construction with double glazed door and window with outside lighting. Electrical, water and sewerage connections. This building holds a host of options from home working, gym or potential annexe (subject to consent).

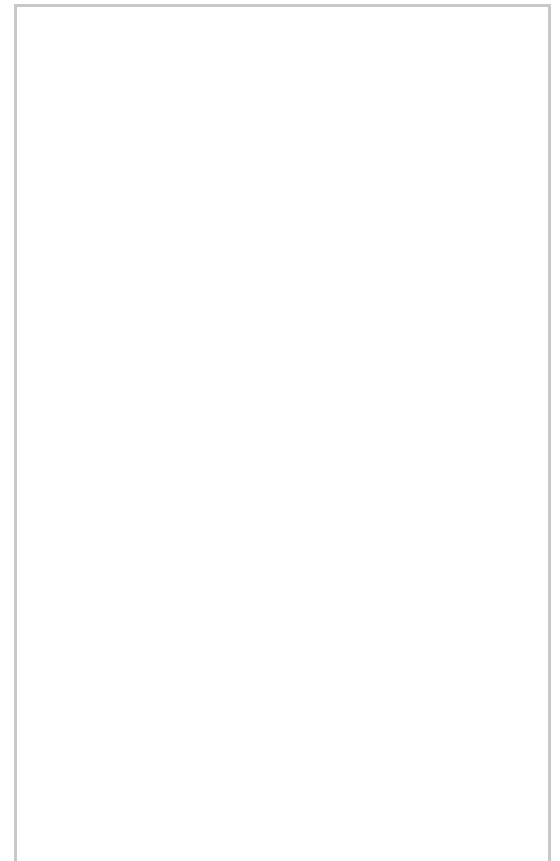
## AGENT'S NOTE

The current EPC is under review.

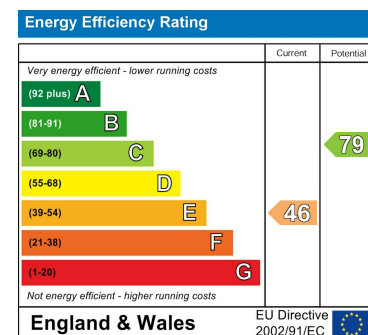
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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