

VENDITUM

RESIDENTIAL SALES

EST. 2004



2 Woodvill Road

Salisbury, SP1 3JQ

£345,000



A unique three bedroom semi-detached house offered for sale in good order throughout, yet with huge levels of potential to enhance and/or extend (subject to planning). 2 Woodvill Road is a light and well laid out home in this perennially popular location, the property benefits from double glazing and gas heating along with modern kitchen and bathroom fittings. Accommodation comprises entrance porch/utility room, open plan kitchen/dining room, living room, double glazed conservatory, three bedrooms and bathroom. Outside 2 Woodvill Road enjoys a unique and private plot with generous gardens to both the front and rear of the house along with a driveway with parking for 3-4 cars, further potential exists to build a garage (subject to planning). Located in the popular area of Bishopdown the house is within walking distance of a number of useful amenities and sits within popular school catchments, the location also gives great access to Salisbury city centre.



Directions

Proceed to the A30 London Road turning left onto Barrington Road, turn immediately right onto Seth Ward Drive following this road for its duration. As the road bends sharply left continue straight ahead and follow the road as it bends left. Continue on this road as it turns into Woodvill Road where number two can be found on your left hand side.

Double Glazed Front Door to:

Entrance Porch/Utility

Double glazed windows to side. Plumbing and space for washing machine. Door to:

Kitchen 11'5" x 7'0" (3.5m x 2.15m)

Refitted range of gloss wall and base units with solid worksurface over. Inset electric hob with oven under and extractor hood over, integral dishwasher, inset stainless steel sink unit with mixer tap and tiled splashbacks. Double glazed window overlooking the garden and open plan to:

Dining Area 11'5" x 8'2" (3.5m x 2.5m)

Double glazed doors to garden, radiator.

Living Room 16'2" max x 11'3" (4.95m max x 3.45m)

Glazed door and full height window to conservatory, stairs to first floor with open area under and double radiator.

Conservatory 13'5" x 9'2" (4.1m x 2.8m)

Double glazed elevations with performance roof, double doors to side and power.

First Floor Landing

Double glazed window to side aspect, full height airing cupboard, access to loft space and radiator.

Bedroom One 11'3" x 8'4" (3.45m x 2.55m)

Double glazed window overlooking garden and radiator.

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

Double glazed window overlooking the garden, radiator and four built in wardrobes.

Bedroom Three 8'6" x 7'4" (2.6m x 2.25m)

Double glazed window overlooking the garden, radiator and over stair storage cupboard.

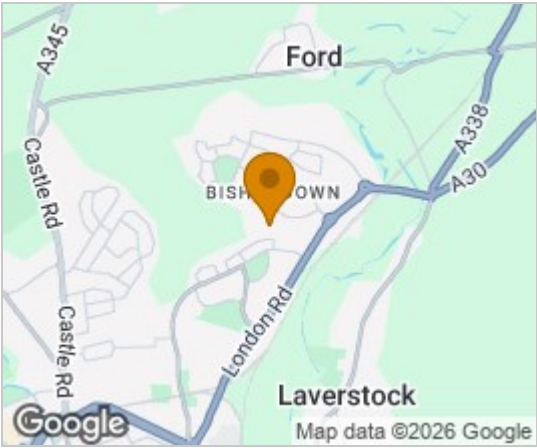
Bathroom

Contemporary white suite comprising push button WC, vanity sink unit and panelled bath with thermostatic shower over. Tiled walls, obscure double glazed window and heated towel rail.

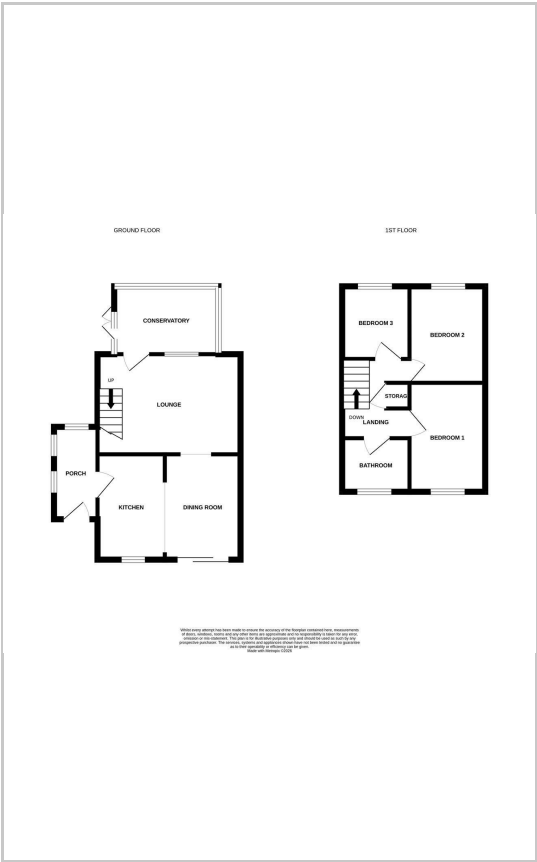
Outside

2 Woodvill Road has a surprisingly generous and versatile plot with huge potential. Wooden gates leading to driveway with parking for three cars comfortably. Generous paved patio/hardstanding with garden pond (this area holds huge potential for a garage/outbuildings, subject to planning). Beyond is an area of lawn with a range of mature, planted borders, steps lead down to a further paved area with outside tap and gate to the side. To the other side of the house is a generous area of lawn with mulched flower borders and mature Silver Birch tree, well enclosed by wooden fencing with gate to side.

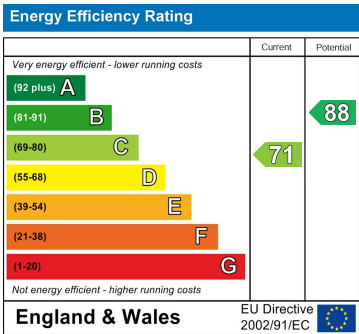
Area Map



Floor Plans



Energy Efficiency Graph



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