

Cherry Beech, Saint Andrew's Close,  
Wilton

£295,000 Freehold

Salisbury, Wiltshire SP2 0LJ

Coming Soon .... Cherry Beech is a three bedroom, semi-detached, chalet bungalow with sitting room, dining room, good sized kitchen/breakfast room, a ground floor bathroom suite, gas fired central heating and double glazing, courtyard garden to rear, garden area to front, driveway and garage. Being sold with no forward chain, viewings will commence in the coming weeks on this property.

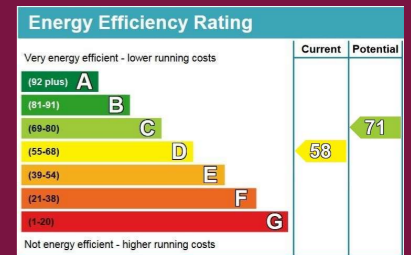
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





## Overview

- THREE BEDROOM SEMI DETACHED
- CHALET BUNGALOW
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS
- SOLD WITH NO FORWARD CHAIN
- KITCHEN / BREAKFAST ROOM MEASURING 21'4" MAX



### Entrance

Upvc door leading into kitchen/breakfast room.

### Kitchen Breakfast Room 6.50m(21'4") x 2.70m(8'10")

Upvc double glazed window to rear aspect. Inset single stainless-steel sink and drainer, work surface and tiled splash backs. Range of wall mounted base and drawer units. Space for cooker. Plumbing and space for dishwasher and washing machine. Corner and base shelving. Double radiator. Coved and textured ceiling. Wall mounted boiler. Doors to lounge, inner lobby, bathroom, and dining room.

### Bathroom 2.10m(6'11") max x 2.70m(8'10") max

Fitted with a modern white suite comprising of panelled bath, tiled splashback, pedestal wash hand basin and W.C. PVCu double glazed window to rear.

### Dining Room 3.50m(11'6") x 3.30m(10'10")

Upvc double glazed window to front aspect. Radiator.

### Sitting Room 5.10m(16'9") max x 3.40m(11'2") max

Double aspect room with PVCu double glazed window to front and side aspect and double-glazed patio door to side aspect. Double radiator. Coved and textured ceiling. Smoke alarm. Wall light points.

### Stairs rising to first floor landing.

### First Floor - Landing

Airing cupboard and smoke alarm.

### Bedroom One 3.40m(11'2") x 3.30m(10'10")

Upvc double glazed window to rear. Double radiator.

### Bedroom Two 4.10m(13'5") x 2.00m(6'7")

Upvc double glazed window to front. Double radiator.

### Bedroom Three 3.20m(10'6") x 1.90m(6'3")

measurement 3.2 excludes door recess.

Upvc double glazed window to rear. Double radiator.

### Outside

To the front of the property the garden is laid to lawn, dwarf wall to front, two steps up to side access and step up to sliding door to lounge. Driveway providing off road parking leads to detached garage. To the rear of the property concrete area with fencing to side and rear. PVCu double glazed door and step up to kitchen.

### Garage

Up and over door and personal door to side. Services .All mains' services are connected.

### Viewings

Strictly by appointment only with sole agent Bassets

### Council Tax Band : D

### Sales Disclaimer

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

### Agents Note

Library pictures used to respect the tenant's privacy.