



CLARENDON PLACE, SALISBURY, WILTSHIRE, SP5 £475,000 FREEHOLD

Winkworth



7 CLARENDON PLACE, SALISBURY, WILTSHIRE, SP5 3FJ

An immaculately presented, detached four-bedroom property offering great family accommodation with a south facing garden built in 2017. The property offers spacious living areas and off road parking. One of 8 houses in a quiet cul de sac. The private rear garden is perfect for outdoor entertaining with views over the water meadows.

AT A GLANCE

Ground Floor:

- Entrance hall
- WC
- Sitting Room
- Kitchen/Diner
- Utility space
- Study

First Floor:

- Principal Bedroom with en suite
- Three Double bedrooms
- Family Bathroom

SERVICES

- Mains Electricity, Gas, Water and Drainage
- Council Tax Band: F
- EPC Band: B
- Tenure: Freehold

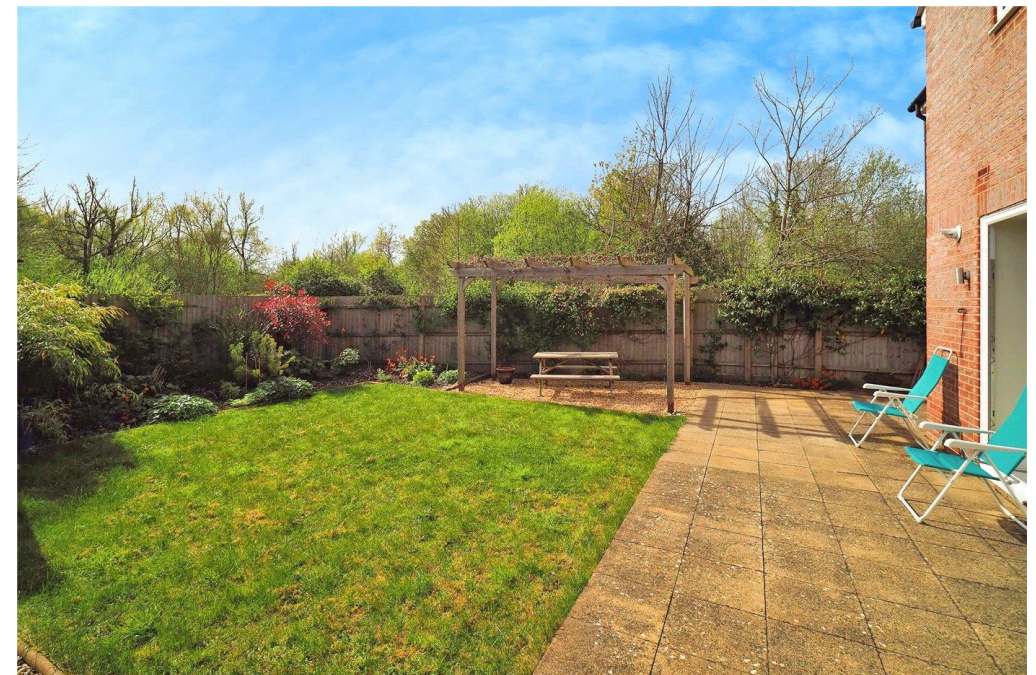


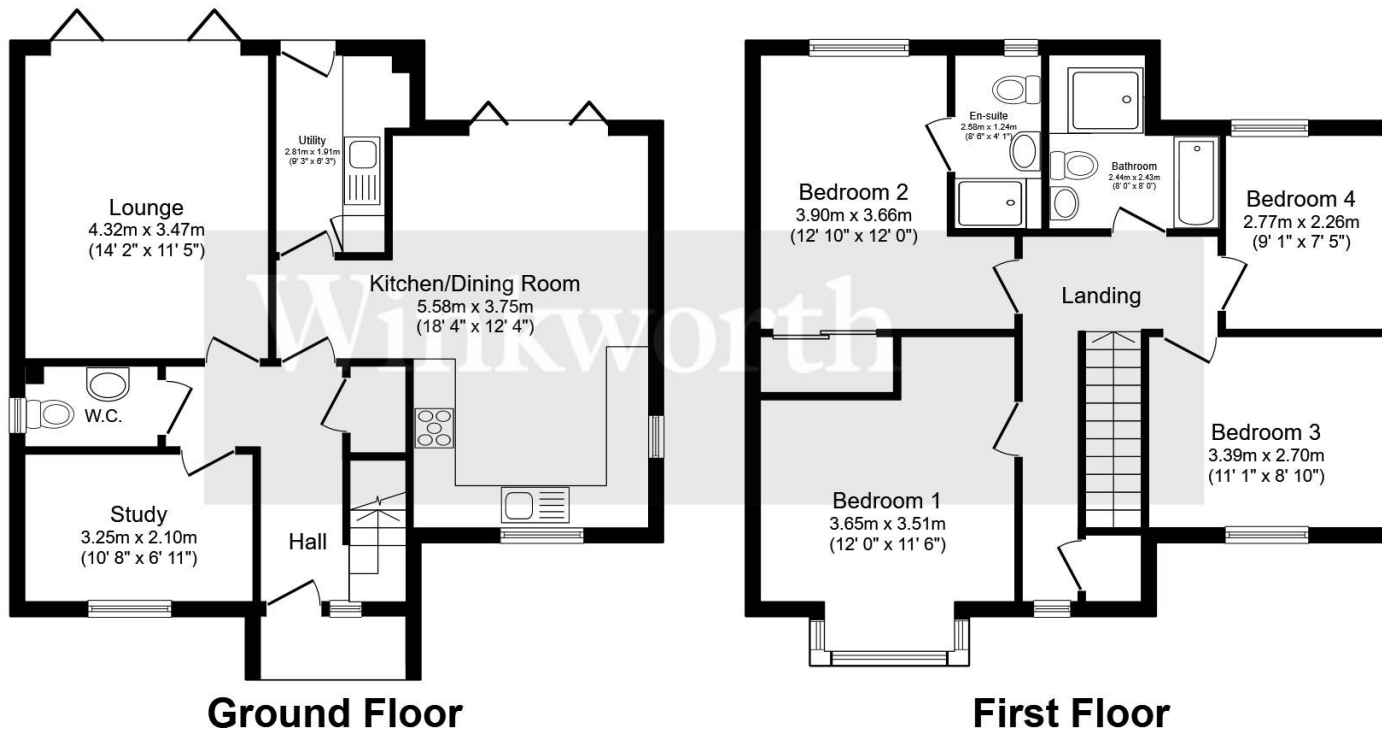
LOCATION

Clarendon Place is situated in the desirable Petersfinger area of Salisbury, providing easy access to local amenities, schools, and transportation links. Ideally situated for commuting to Southampton or working in Salisbury.

DIRECTIONS

From, Salisbury head out towards Southampton on the A36. After the traffic lights at Petersfinger it is the first right hand turn before you get to the dual carriageway. The property is at the end of the Cul de Sac on the right hand side.





Total floor area 126.1 m² (1,357 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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