

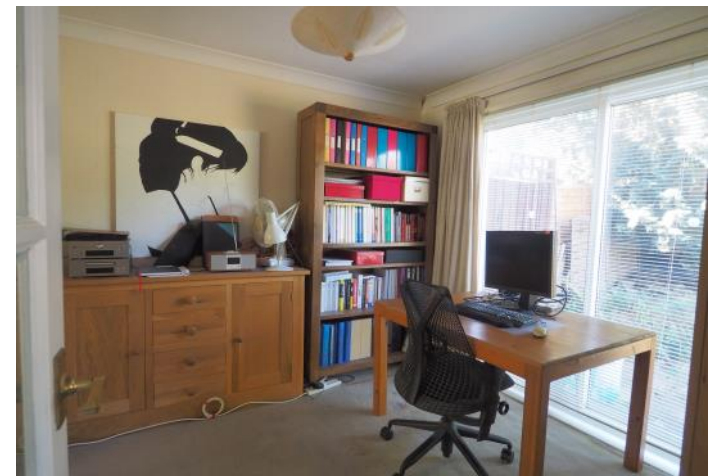


FOR SALE
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48 MANOR FARM ROAD, LAVERSTOCK, SALISBURY, SP1 2RR

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BAXTERS
PROPERTY & LAND AGENTS



48 MANOR FARM ROAD, LAVERSTOCK, SALISBURY, SP1 2RR
PRICE GUIDE: £335,000

48 Manor Farm Road is a modern semi-detached family home located on the edge of Laverstock within a hugely popular, mature residential area. Salisbury city centre and Laverstock village centre are both within walking distance or a short drive.

The accommodation is of good proportions with two separate open plan reception rooms; the living room has a fireplace opening which requires finishing with either a log burning stove and hearth or fire surround & open grate.

The dining room has full width sliding double glazed patio doors leading out to the rear garden. The kitchen is a fair size and is fitted with a good range of units and worktops although it does require tiling. Off the first floor landing are two double bedrooms, a large single bedroom, a small bathroom and a separate toilet; in most cases the toilet and adjacent bathroom are reconfigured and remodelled as one larger room.

Although the property clearly required some finishing off, it is generally presented for sale in good order and has the benefit of gas fired central heating and double glazing to the majority of windows.

To the front is a mature garden with lawn, shrubs and flower beds. The west facing rear garden is a nice size with patio, lawn, mature shrubs and a pedestrian access from the rear parking area. There is a single garage with power and light, electrically operated up and over garage door and a personal door from the garden.

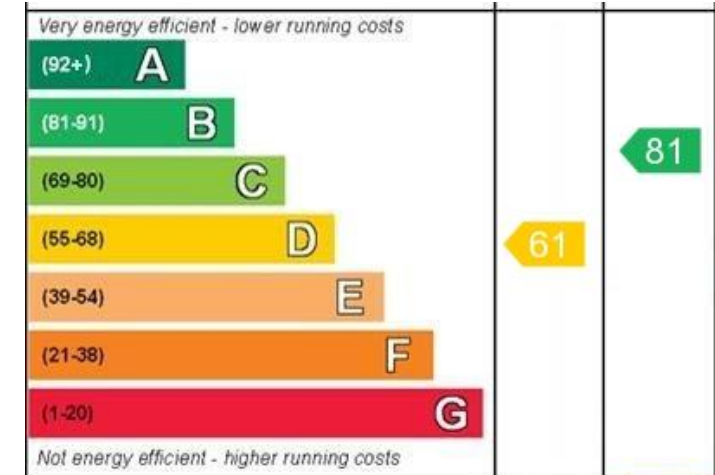
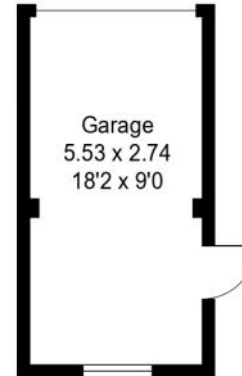
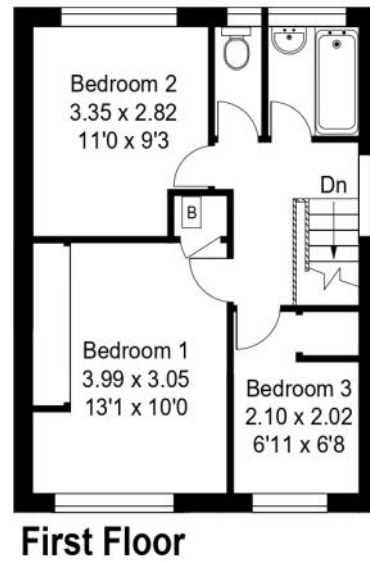
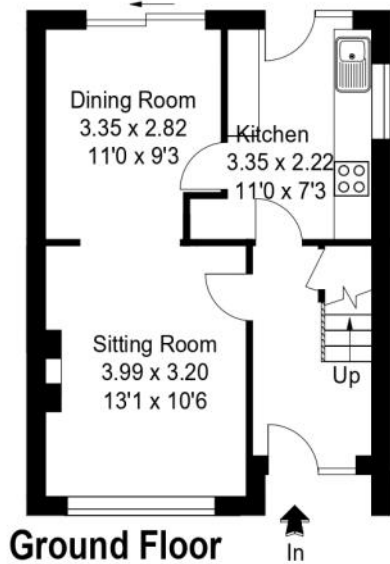
LOCATION: The property is located on the eastern side of the city of Salisbury in the popular suburb of Laverstock close to downland walks and good local facilities including a convenience store and public house. The property is on a regular bus route into the city centre, approximately one and a half miles away. Grammar, private and state schools are easily accessible. The cathedral city has an excellent range of entertainment, cultural and leisure facilities, a thriving, twice weekly market and benefits from a mainline railway station with links to London Waterloo (90 minutes). Laverstock is well placed for easy access to the A30/A303/M3 to London and the West Country and the A36 to Southampton.



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Approximate Gross Internal Area :- 76 sq m / 820 sq ft

Garage Approximate Gross Internal Area :- 15 sq m / 164 sq ft



PRODUCED FOR BAXTERS 2022

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D - £2,028.01 for year 2022/23. All mains services connected. Mains Drainage. Gas central heating. Partially double glazed.

DIRECTIONS: Leave Salisbury via Milford Street heading under the dual carriageway and up Milford Hill. At the top of the hill at the mini roundabout immediately beside Godolphin School bear left into Laverstock Road and proceed down the hill continuing straight over the mini roundabout and under the railway bridge signposted Laverstock. Take the first turn on the right into Manor Farm Road and the property can be found on the right hand side clearly identified by the BAXTERS For Sale board.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref: 10654