



6 BOUNDARY ROAD, LAVERSTOCK, SALISBURY, WILTSHIRE, SP1 1RN

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



PROPERTY ADDRESS: 6 BOUNDARY ROAD, LAVERSTOCK, SALISBURY SP1 1RN
PRICE GUIDE: £330,000

Pleasantly positioned on the very edge of Laverstock is Boundary Road from which direct access is gained on to The Laverstock Downs with its vast open space, outstanding views and country walks. Number 6 is a semi-detached family house of generous proportions with a private south facing garden, abundant parking and a large detached garage/workshop with good storage.

Offered for sale in excellent order throughout, the accommodation is light and airy with a large welcoming entrance hall leading to an open plan ground floor. The kitchen has been refitted with an extensive range of shaker style units and the adjoining dining area has bifold doors leading out to the garden; both have laminate flooring.



The comfortable sitting room is also open to the dining area with a separate door off the entrance hall. There is a sizable first floor landing with access to two double bedrooms, a good size single bedroom and a spacious, refitted, family bathroom. The property is fully double glazed and centrally heated via a gas fired boiler to radiators.

To the front is an open plan garden with lawn and flower beds. Extending to the side is a partly covered drive with space enough for several cars and access to a detached garage with workshop. The rear garden is south facing and extremely well maintained, with high degree of privacy, and laid mainly to lawn with flower beds and shrubs. There is a pergola covered seating area (access from the dining area) with a lovely outlook over the garden and, covered open porch giving dry access to the garage.

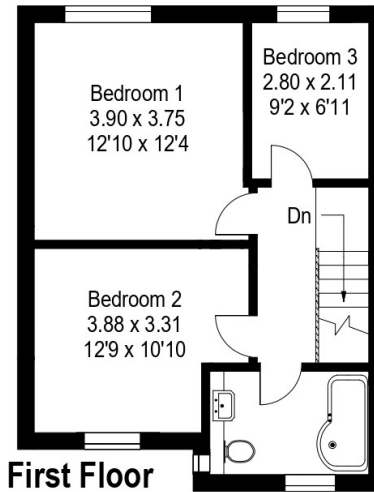
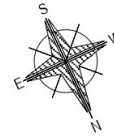
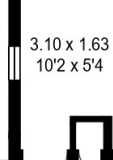
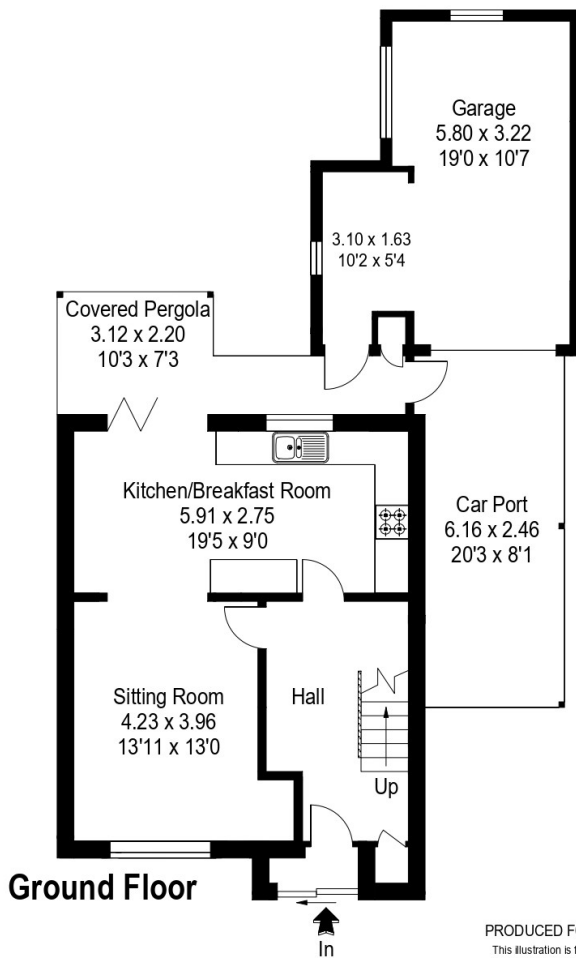
LOCATION: The property is located on the eastern side of the city of Salisbury in the popular suburb of Laverstock close to downland walks and good local facilities including a convenience store and public house. The property is on a regular bus route into the city centre, approximately one and a half 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 :- 91 sq m / 977 sq ft

Garage Approximate Gross Internal Area :- 22 sq m / 242 sq ft



PRODUCED FOR BAXTERS 2023
This illustration is for identification purposes only.
Not drawn to scale, unless stated.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,899.06 for year 2023/2024. All mains services connected. Mains Drainage. Gas central heating. Fully 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 and follow the road into the village, taking the fourth turning on the right into The Avenue, proceed to the top of the hill, turn left into Duck Lane, followed by the next right turn into Down View Road. At the junction turn left into Hill Road, followed by the first right turn into Boundary Road. Number 6 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: 10680.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	89
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		