



4 CHEVERELL AVENUE, SALISBURY SP1 3HH

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BAXTERS
PROPERTY & LAND AGENTS



4 CHEVERELL AVENUE, SALISBURY SP1 3HH
PRICE GUIDE: £297,500

Here we have 4 Cheverell Avenue, an extremely smart semi detached family home forming part of a small development on the very edge of Salisbury which is conveniently placed for access to both the city centre, local amenities and schooling.

Deceptive in appearance, the property benefits from a large single storey extension resulting in truly spacious living accommodation. There is a glazed porch leading in to a generous reception hall which is partially open plan to an excellent kitchen/dining room.



There is also a cosy sitting room with fireplace, refitted family bathroom and an impressive utility and side hall which provides further front and rear access. Off the first floor landing are two double bedrooms. Central heating is provided via a mains gas fired boiler to radiators, the property is fully double glazed and is offered for sale in excellent order.

To the front is a wide drive with off road parking for two cars. The rear garden is a good size and fully enclosed with rear vehicular access and a detached single garage.

LOCATION: The medieval cathedral city of Salisbury has an excellent range of social, educational, cultural and leisure amenities with extensive shopping facilities and a thriving twice weekly market. Five Rivers Health and Wellbeing centre, tennis clubs, recreation grounds and walks beside the river Avon are nearby and the theatre, arts centre and cinema are all located in the centre. There are schools for all ages, both private and state, within and outside the city boundary. The property is near to a regular bus route into the centre. Salisbury has excellent road links to London and the West Country (A303/M3) and a mainline railway station serving London Waterloo, (journey time 90 minutes) and the West Country.

DIRECTIONS: Leaving the city centre on Castle Street proceed to the roundabout and turn right on to the ring road. At St Marks Roundabout take the second left on to the London Road and after passing over the bridge, turn right opposite the crematorium into Cheverell Avenue. The property can be found on the right hand side, clearly identified by our BAXTERS FOR SALE BOARD.



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Approximate Gross Internal Area
858 sq ft - 80 sq m

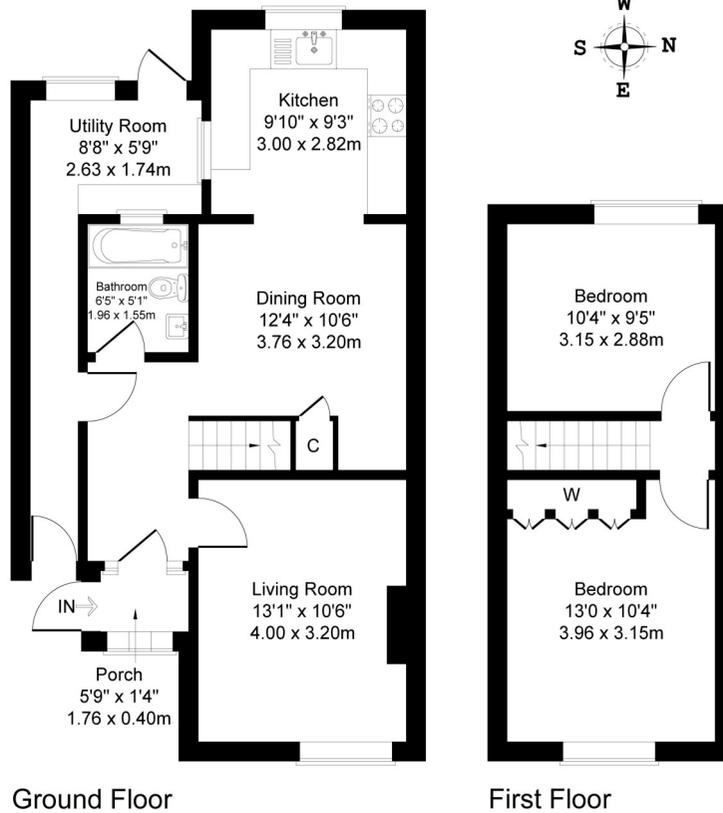


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,350.54 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

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: 10786