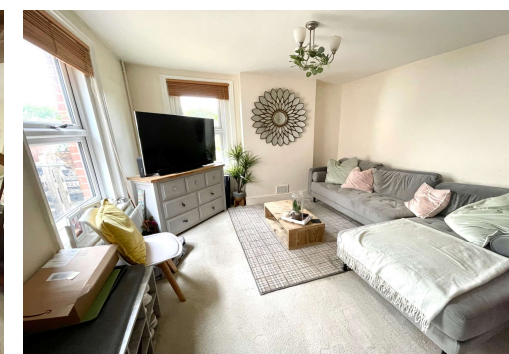


GROUND FLOOR



1ST FLOOR

This Floor Plan is for guidance only and is NOT to SCALE.
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112 Winterslow Road, Porton Salisbury, Wiltshire SP4 0JX

Guide Price £350,000 Freehold

This character three bedroom semi-detached cottage is situated on the outskirts of the village of Porton, approximately 7 miles north east of Salisbury. The accommodation consists of; lounge / dining room measuring 23'11" x 11'6" max, kitchen / breakfast room, downstairs four-piece bathroom suite, and on the first floor the cottage offers three bedrooms. A particular feature of this property is the large rear garden which is separated into two segments and has two storage sheds. The nearby village benefits from a range of amenities including a convenience store and post office, hotel with restaurant, as well as a regarded primary school. Regular bus services also provide access to Salisbury. It is also conveniently situated for access to the A30 & A303, that offer links to London and The West Country.

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 CHARACTER COTTAGE
- LARGE REAR GARDEN
- LOUNGE / DINING ROOM MEASURING 23'11" MAX
- DOWNSTAIRS BATHROOM
- OFF ROAD PARKING
- BRICK BUILT OUTBUILDING / SHEDS
- SOLD WITH NO CHAIN
- VIEWING ESSENTIAL



Lounge / Dining Room 7.29m (23'11) max. x 3.51m (11'6)

Kitchen 3.3m (10'10) x 2.77m (9'1)

Downstairs Bathroom 2.26m (7'5) x 2.18m (7'2)

Bedroom One 3.48m (11'5) x 3.18m (10'5)

Bedroom Two 3.35m (11'0) x 2.26m (7'5)

Bedroom Three 2.77m (9'1) max. x 2.67m (8'9)

Outside - Off Road Parking, Large rear garden with storage sheds and brick built outbuilding.

Council Tax Band - C

Agents Note-Draft Copy of particulars

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.