

Connells

Pooley Place
Alderbury Salisbury

Pooley Place
Alderbury Salisbury SP5 3GE

for sale
£187,500







Property Description

A modern three-bedroom semi-detached home in Pooley Place, Alderbury, available on a shared ownership basis. Beautifully presented throughout, the property offers a bright and spacious lounge, a contemporary kitchen/dining room and well-proportioned bedrooms served by a stylish family bathroom.

Externally, the home benefits from a generous enclosed rear garden, driveway parking for two vehicles, solar panels to both the front and rear, helping to improve energy efficiency and access to the A36 and Salisbury.

Entrance Hall

Stairs to first floor landing, doors to lounge, kitchen/dining room and cloakroom.

Lounge

Front aspect.

Cloakroom

Comprising pedestal wash hand basin and WC.

Kitchen/ Dining Room

Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, integrated oven, inset gas hob with concealed hood over, space for washing machine under worktop, space for fridge/freezer, downlighter spots, French doors to rear garden and rear aspect.

First Floor Landing

Two storage cupboards, doors to bathroom, bedroom one, two and three.

Bedroom One

Rear aspect.

Bedroom Two

Front aspect.

Bedroom Three

Rear aspect.

Bathroom

Comprising panel enclosed bath with mixer taps, shower over and glass screen, pedestal wash hand basin with mixer taps and WC.

Outside

Rear Garden

The enclosed rear garden is predominantly laid to lawn, providing a generous outdoor space ideal for family living. A paved patio area adjoins the property, creating the perfect setting for al fresco dining and entertaining. The garden is enclosed by timber fencing, offering a good degree of privacy, and benefits from a useful timber garden shed for additional storage.

Driveway

Parking for two cars adjacent to the property with EV charging point.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Solar panels on both front and rear roof.

The current shared ownership is 50% with an estimated monthly rental cost of £428.89.

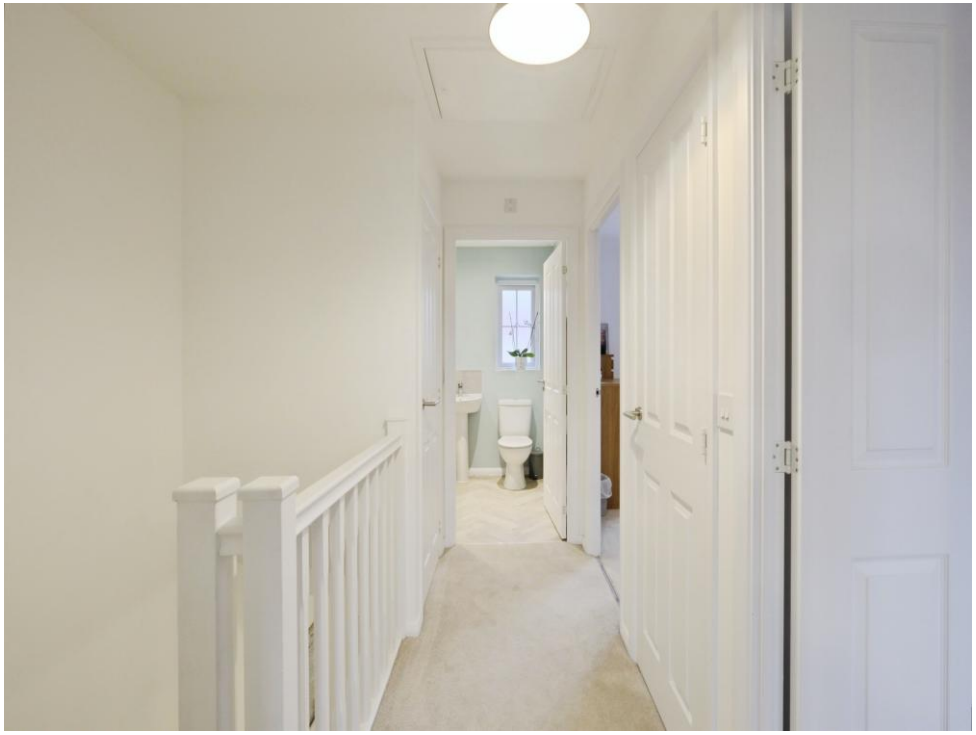






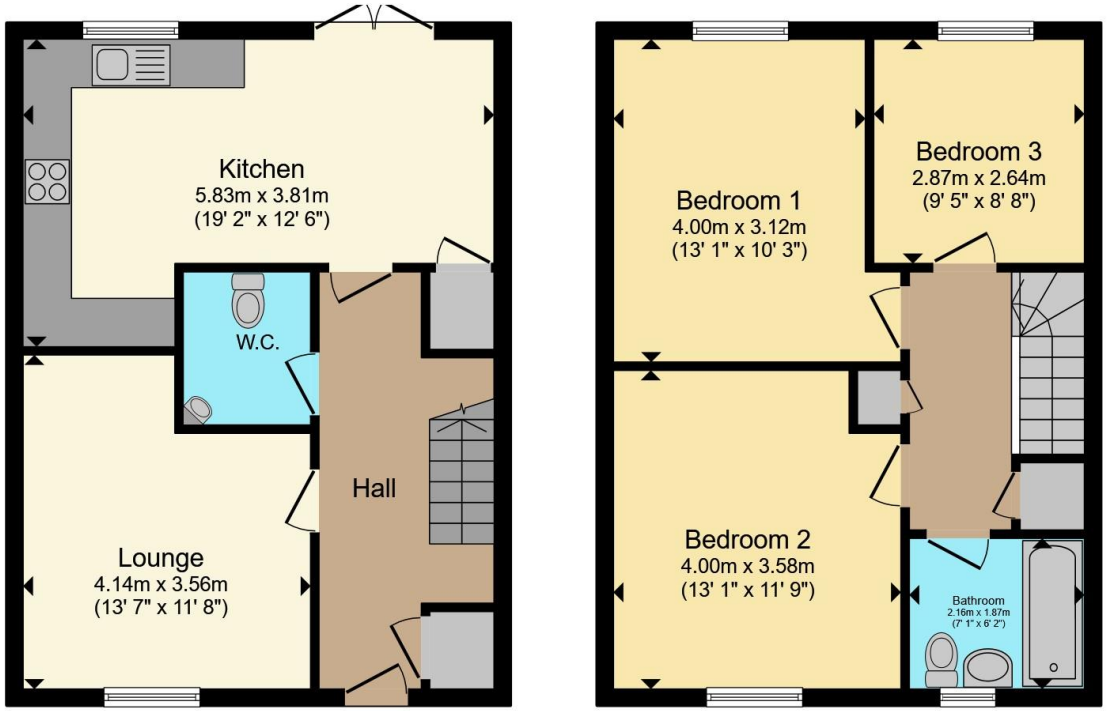







82
59





Ground Floor **First Floor**

Total floor area 93.9 m² (1,010 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.propertybox.io

Connells

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: A

Council Tax Band: D

Service Charge: 40.91

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308683

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.