



Connells

Adlam Way  
Salisbury



### Property Description

Offering to the market this well-presented, modern town house in Adlam Way, Salisbury. The property has an open plan lounge/kitchen/diner and cloakroom on the



## Entrance Hall

Door to Lounge/Kitchen/Diner, stairs to first floor

## Open Plan Lounge/Kitchen/Diner

24' 2" x 8' 8" ( 7.37m x 2.64m )

Kitchen area: wall and base units with work surfaces above, sink drainer with mixer tap, double oven, hob and extractor fan, spaces for washing machine & fridge freezer, door to cloakroom, under stairs cupboard, window front aspect.

Lounge/diner double doors to garden

## Cloakroom

Comprising wash hand basin & WC

## First Floor Landing

Doors to bedrooms and bathroom

## Bedroom Two

12' 10" x 7' 3" ( 3.91m x 2.21m )

Window rear aspect

## Bedroom Three

Irregular Shaped Room 12' 2" max x 7' 9" max ( 3.71m max x 2.36m)

Two windows front aspect

## Bathroom

Comprising panel enclosed bath with shower over & glass shower screen, pedestal wash hand basin, WC

## Second Floor Landing

Storage cupboard

## Bedroom One

17' x 8' 8" ( 5.18m x 2.64m )

Partial restricted head height, Velux windows to front and rear aspect.

## Outside

### Rear Garden

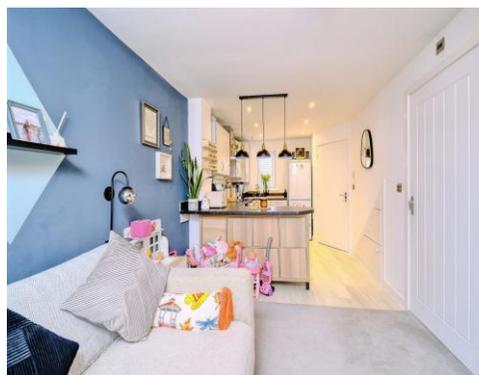
Garden fully enclosed by fencing with patio area adjacent to the patio doors from the lounge, with room for garden table & chairs - ideal for al-fresco dining & entertaining, artificial grass lawn, raised planting beds, garden shed.

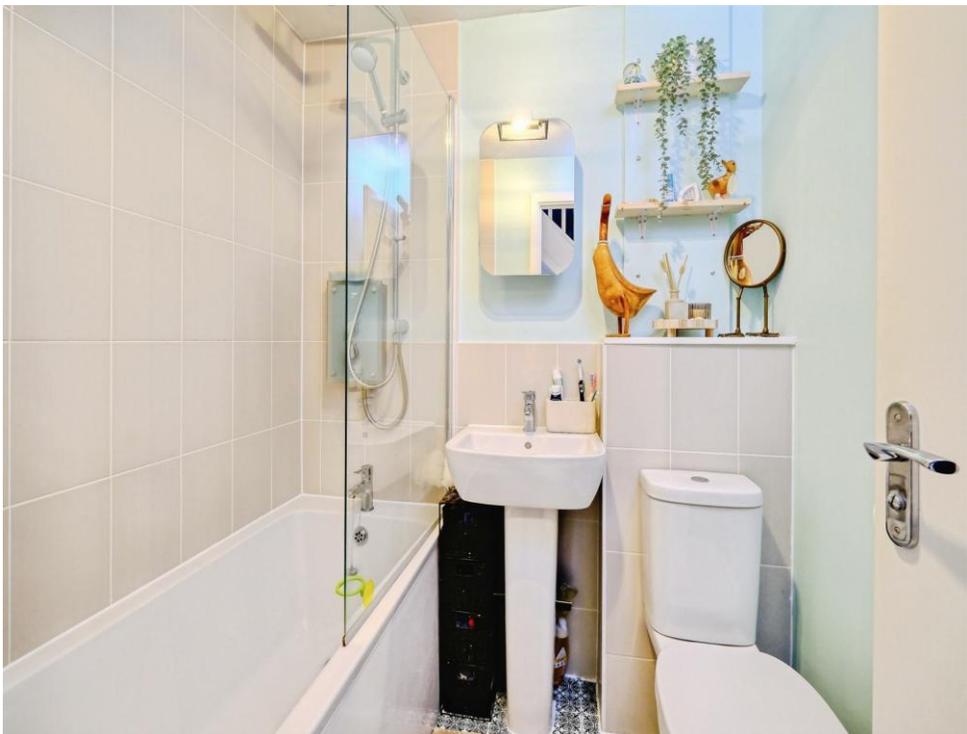
### Front Garden

Small area planted with shrubs. Path to front door.

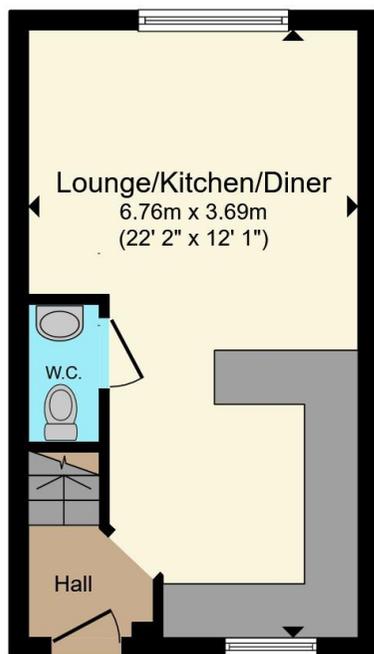
### Parking

Two allocated parking spaces directly in front of the property.

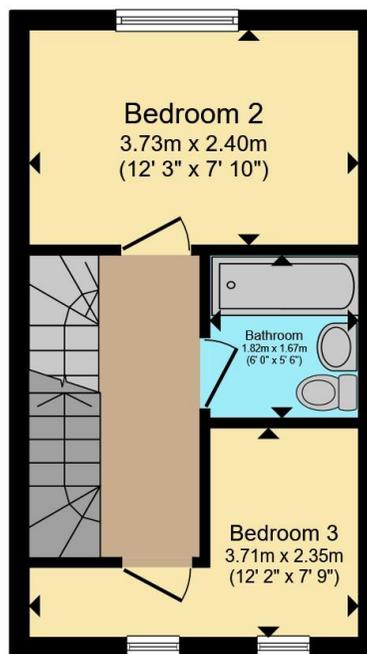




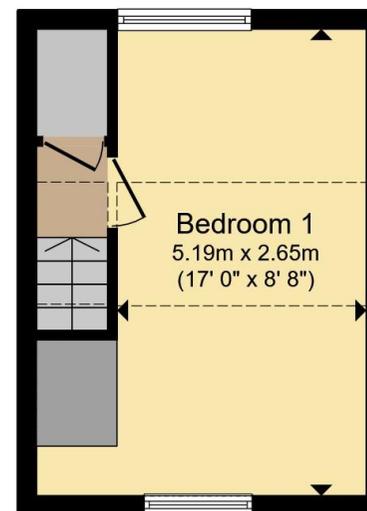




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 69.0 m<sup>2</sup> (743 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](http://www.propertybox.io)



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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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