



**Connells**

Greenwood Avenue  
Laverstock Salisbury



### Property Description

Offering to the market this extended, semi-detached bungalow in Greenwood Avenue, Salisbury. Located in the ever-popular Laverstock area, this well-presented bungalow offers a lounge open to the dining room, kitchen, three bedrooms and a shower room. To the rear is a good sized, enclosed garden and to the front parking for two cars. The property is conveniently placed for local schools, and is approximately 3 miles from the city centre.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

## Entrance Hall

Doors to lounge, bedrooms 1 & 3 and shower room

## Lounge

13' 11" x 11' ( 4.24m x 3.35m )

Fireplace with tiled hearth, open plan to dining room

## Dining Room

10' 4" x 8' 10" ( 3.15m x 2.69m )

Patio doors and window rear aspect, open to kitchen

## Kitchen

15' x 5' 7" ( 4.57m x 1.70m )

Comprising wall and base units with wood effect work surfaces above, stainless steel 1 & 1/2 bowl sink drainer with mixer tap, oven with hob and extractor above, spaces for dishwasher, washing machine, tumble drier & fridge freezer. Window side aspect.

## Bedroom One

13' 9" x 10' ( 4.19m x 3.05m )

Bay window front aspect

## Bedroom Two

11' 11" x 8' 2" ( 3.63m x 2.49m )

Window rear aspect

## Bedroom Three

8' 7" x 7' 7" ( 2.62m x 2.31m )

## Shower Room

Comprising large walk in shower, wall hung wash hand basin set into vanity unit, WC. Window side aspect.

## Outside

### Rear Garden

Good sized garden fully enclosed by fencing with gravel area leading to paved patio, ideal for al-fresco dining and entertaining, lawn edged with borders containing mature shrubs and plants & tree. Summerhouses & shed. Side access gate.

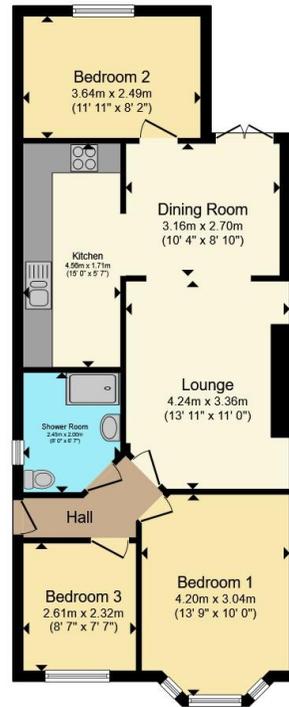
### Parking

Gravel driveway with parking for two cars (no dropped kerb), crazy paved path to entrance door and side access.









**Floor Plan**

Total floor area 68.3 m<sup>2</sup> (736 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: Council Tax  
 Awaited Band: C

Tenure: Freehold

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