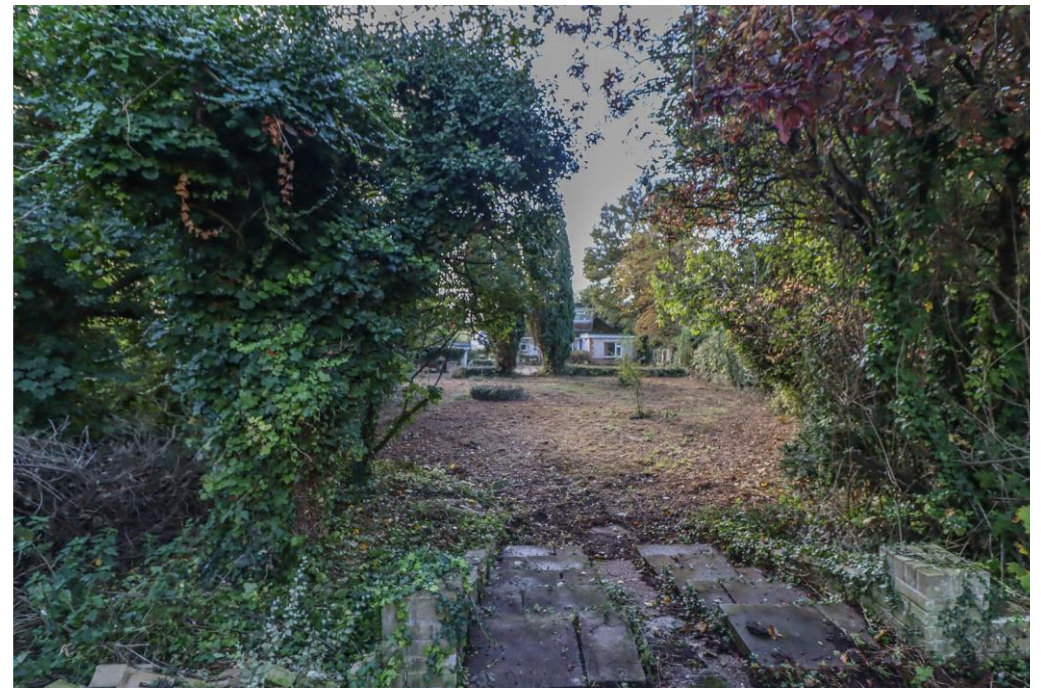




EVANS & PARTRIDGE

44 FIRS ROAD
FIRSDOWN, SALISBURY







44 FIRS ROAD, FIRSDOWN, SALISBURY, WILTSHIRE, SP5 1SL

A DETACHED CHALET STYLE HOME STANDING IN OVER HALF AN ACRE OF GARDEN OFFERING GREAT SCOPE AND POTENTIAL FOR MODERNISATION, EXTENSION OR DEVELOPMENT SUBJECT TO ALL REQUIRED CONSENT

**GARDENS AND GROUNDS EXTENDING TO ABOUT 0.58 ACRES
SET WELL BACK FROM THE ROAD
LONG DRIVE, AMPLE PARKING AND GARAGE
ALL IN NEED OF UPDATING AND MODERNISATION
EASY ACCESS TO GRATELEY STATION, SALISBURY AND STOCKBRIDGE
"SALT" COFFEE SHOP/DELI/CAFE IN CLOSE WALKING DISTANCE AND ACCESS TO COUNTRY WALKS**

OFFERS INVITED AROUND: £500,000 Freehold

DESCRIPTION

An exciting opportunity to purchase a property with tremendous scope and potential, this is the first time the property has been on the market in over 50 years. This individual detached chalet bungalow is set back from the road in secluded grounds of about 0.58 acres. A generous and fairly level site that could accommodate a substantial family house or potentially more than one dwelling subject to planning permission. The existing accommodation is versatile and could be adapted to suit either couples or families without the need for an extension but modernisation is required throughout.

LOCATION

The property is located in the hamlet of Firsdow, close to the Winterslows and Pitton, approximately six miles north east of Salisbury, which have public houses, a church, school community centre, village hall, shops and bus service to Salisbury. A cafe/delicatessen is also nearby. There is a mainline railway station at Grateley (London Waterloo in about 1 hour 15 minutes) and Salisbury which also offers excellent educational, leisure and recreational facilities.

ACCOMMODATION

Entrance	Aluminium frame obscure glazed door into small internal porch with quarry tiled flooring. Overhead light. Obscure glazed timber door into:
Reception Hall	Pendant and wall light points. A sliding door conceals the living room, further doors to Family room, Kitchen/dining room, Bedroom 1, Bedroom 2, Bathroom and a coat cupboard with hanging rail and high shelf above.
Living Room	Fireplace with inset stove. Picture window overlooking the front garden with view beyond to farmland, further large window to side aspect. Two pendant light points. Open tread staircase rising to the first floor. Door to kitchen/dining room.
Family Room	This is located to the rear of the bungalow and accessed via a short passage. Pendant light point. Obscure glazed door at one end. The family room has windows to the rear and side aspect overlooking the gardens and glazed double doors opening onto the main patio. Wall lights and two pendant light points.
Kitchen/Dining Room	Dual aspect with windows to side and rear. Obscure glazed aluminium frame door opens onto the rear garden. High and low level cupboards and drawers. Stainless steel sink unit with drainers to either side. Freestanding cooker. Space and power points for appliances. Fluorescent strip lighting. High cupboard conceals meter and fuse box. A further door conceals a shelved larder cupboard with casement window to rear aspect.

Bedroom One	A double bedroom with large picture window to the front aspect. Central pendant light point.
Bedroom Two	A further L shaped double bedroom with large picture window to side aspect. Pendant light point. Wide alcove ideal for freestanding or built in bedroom furniture.
Bathroom	Matching suite comprising basin on tiled sill with cupboard beneath, low level WC with concealed cistern to one side, panelled bath with corner mixer tap. Ceramic tiled walls. Ceiling light. Obscure glazed window to rear aspect with secondary glazing to front. Dimplex wall mounted fan heater.
<u>FIRST FLOOR</u>	
Small Landing	Window overlooking the rear garden. Pendant light point. Doors to:
Bedroom Three	A double bedroom. Part skimming ceilings. Wide dormer window to the front aspect with views across rooftops towards farmland. Built in cupboard, storage over. Eaves Storage. Pendant light point. Wash hand basin with tiled splashback and mirror above.
Bedroom Four	Skimming ceilings. Wide dormer window to the front aspect with similar view towards farmland. Built in wardrobe, storage over. Airing cupboard with hot water cylinder. Eaves storage. Wash hand basin with tiled splashback and mirror above.
WC	Obscure glazed window to the rear aspect. Tiled flooring. Low level WC. Ceiling light.
OUTSIDE	Access off the road onto a long tarmac driveway which widens to the front and side of the property providing ample parking and access to the garage.
Double Garage	Brick and rendered elevations with a corrugated roof and parapet detail to the front with up and over doors beneath (left-hand door in need of repair/replacement).
Front Garden	A large area enjoying seclusion with all boundaries, well enclosed by hedging plants and trees. Mainly laid to grass and shrubs with laburnum flowering cherry and apple trees. Picket fence opening into:
Rear Garden	A substantial area including a large, paved patio extending to the rear of the property with screen block surrounding walls and former pond area. To the rear of the patio there are further split level large areas of garden equally well screened to the boundaries and predominantly laid to grass. The apple trees.
Services	Mains water and electricity, private drainage. Heating via storage radiators. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Broadband/Mobile Coverage	As there are different providers for both services, please can we recommend that to gain accurate information you refer to Ofcom to investigate the availability of each service. If you have specific questions we will endeavour to ascertain an answer upon request.
Directions	SP5 1SL
Council Tax	Wiltshire Council - Band F

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

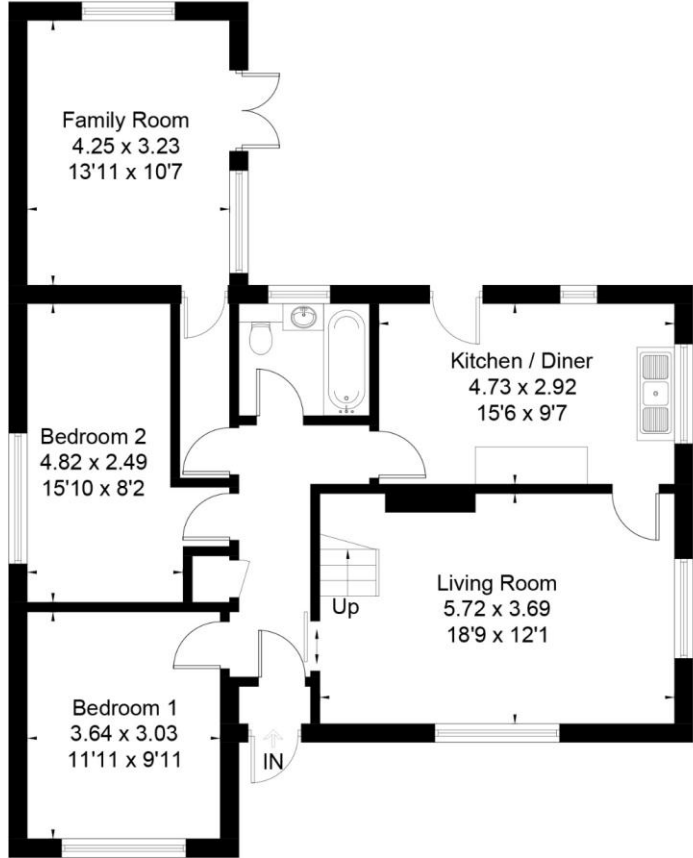
www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.

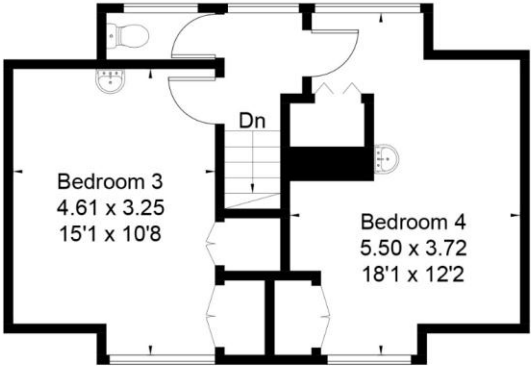
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

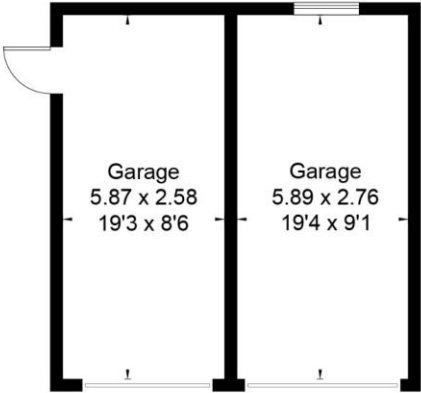
Approximate Floor Area = 131.8 sq m / 1419 sq ft
Garages = 32.5 sq m / 350 sq ft
Total = 164.3 sq m / 1769 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114847

