



Queens Road, Tisbury

£235,000

Queens Road, Tisbury, Wiltshire SP3 6JW

- Conveniently Located Within the Village
- Close To Village Amenities and Mainline Train Station
- Kitchen/Dining Room
- Sitting Room with Double Doors into the Garden
- Enclosed Rear Garden
- On Road Parking
- EPC: C.

DESCRIPTION

A well-appointed three-bedroom semi-detached home situated in the much sought after village of Tisbury. Within close proximity of local amenities and mainline train station.

The accommodation is arranged over two floors, and includes an entrance hall, leading into the kitchen/dining room, spacious sitting, two double bedrooms, a further nursery/office/single bedroom and a family bathroom.

Externally there is an enclosed garden to the rear, as well as a small front garden.

LOCATION

Tisbury is the principal village in Wiltshire's exceptionally popular and highly sought after Nadder Valley. With beautiful rolling countryside considered widely by many as offering the best walking in the south of England. Simply stunning views coupled with amenities to suit every requirement, it's no wonder that The Sunday Times has voted Tisbury in its Top 5 places to live in the UK since 2014.

Tisbury's picturesque, welcoming and thriving High Street is awash with high quality independent shops and services that include a butcher, solicitors, a highly regarded deli, hair salons, a hardware shop, florist, post office, as well as excellent cafés, a wine shop, community leisure centre, a pharmacist, dentist and doctors' surgeries to name but a few, Tisbury really does have it all. An excellent primary school is present within the village as well as several very well supported community groups.

The village also offers a mainline railway station that provides services both east and west to Exeter St. Davids and central London respectively. London Waterloo is approximately 1 hour 50 mins away, as a direct route. With golf at nearby Rushmore, racing at Salisbury and Wincanton and Messums Art Gallery occupying the Tithe Barn within Tisbury itself, the village really does offer something for everyone and brilliant links to other, local activities.



SERVICES

The property is connected to mains electricity, water and drainage. Heating is in the form of a recently fitted air source heat pump. There is also a chimney in the sitting room, which could provide potential for a fireplace (subject to checking).

The property also benefits from solar panels.

LOCAL AUTHORITY

Wiltshire Council, Band B.





OUTSIDE

The property is located just off from a quiet residential road, where there is on road parking available. Steps then lead up to the front door, where there is a small garden laid to lawn. In addition, there is a side entrance, providing access to the rear of the property.

The generous rear garden can also be accessed from the double doors in the sitting room where you step out onto a patio perfect for the garden furniture. Steps then lead up to the rest of the garden which is mainly laid to lawn and enclosed to all sides by wooden panel fencing. There are garden sheds at the top of the garden, providing storage, or could be removed to create a further garden space.

TENURE

Freehold

STAMP DUTY

To calculate the stamp duty payable on this property visit www.hmrc.gov.uk/tools/sdt/land-and-property.htm

VIEWINGS

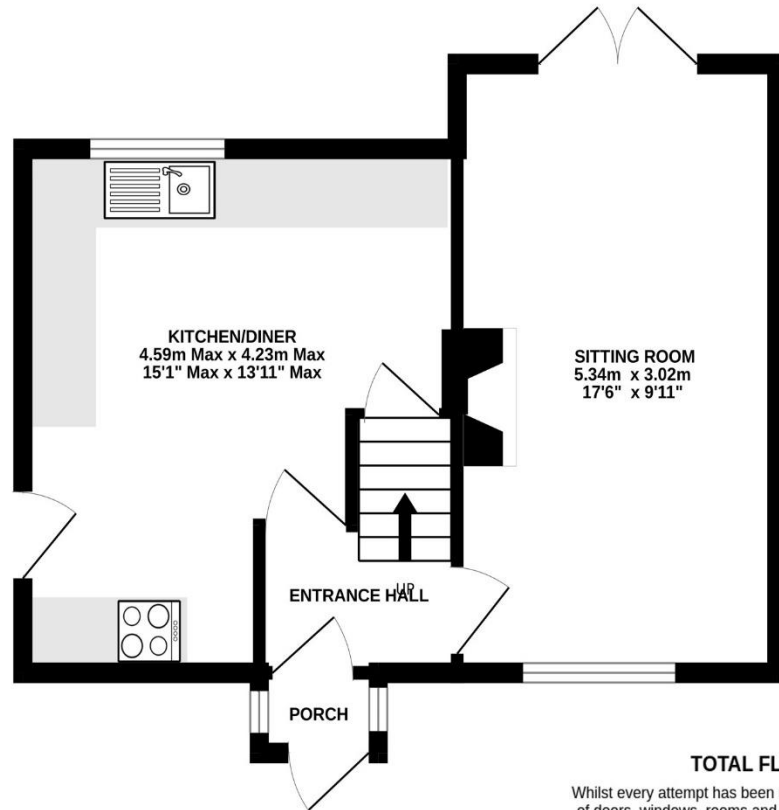
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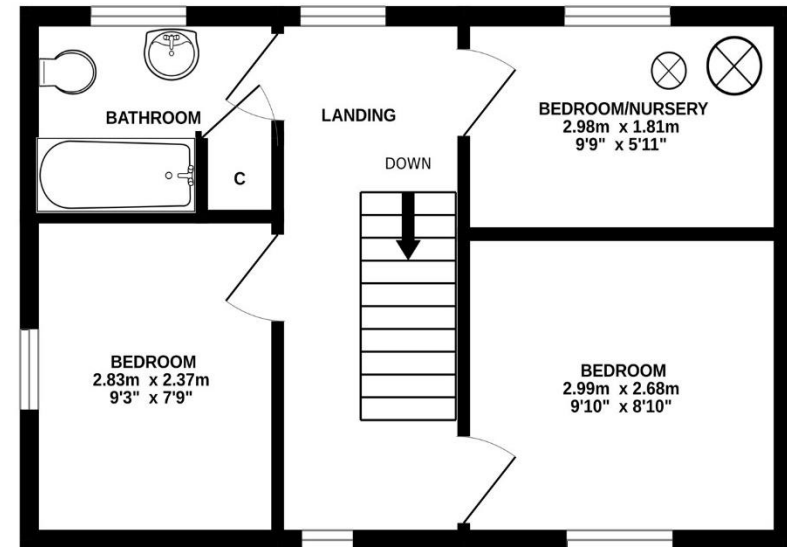




GROUND FLOOR
35.1 sq.m. (377 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 67.8 sq.m. (730 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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15 April 2024