



LADYSMITH, SALISBURY, WILTSHIRE, SP4 £375,000 FREEHOLD

Winkworth



63 LADYSMITH, GOMELDON, WILTSHIRE, SP4 6LE

Introducing this charming 4-bedroom bungalow in the sought-after area of Gomeldon. Situated on a peaceful street, this property boasts a modern bathroom and kitchen, a utility room, and a large driveway providing ample parking space. With a spacious garden perfect for enjoying the outdoors, this home offers a great opportunity for modernisation to truly make it your own.

AT A GLANCE:

- Living Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Study/Single Bedroom
- Family Bathroom
- Utility Room
- W/C
- Large Rear Garden
- Garage
- Large Driveway



SERVICES:

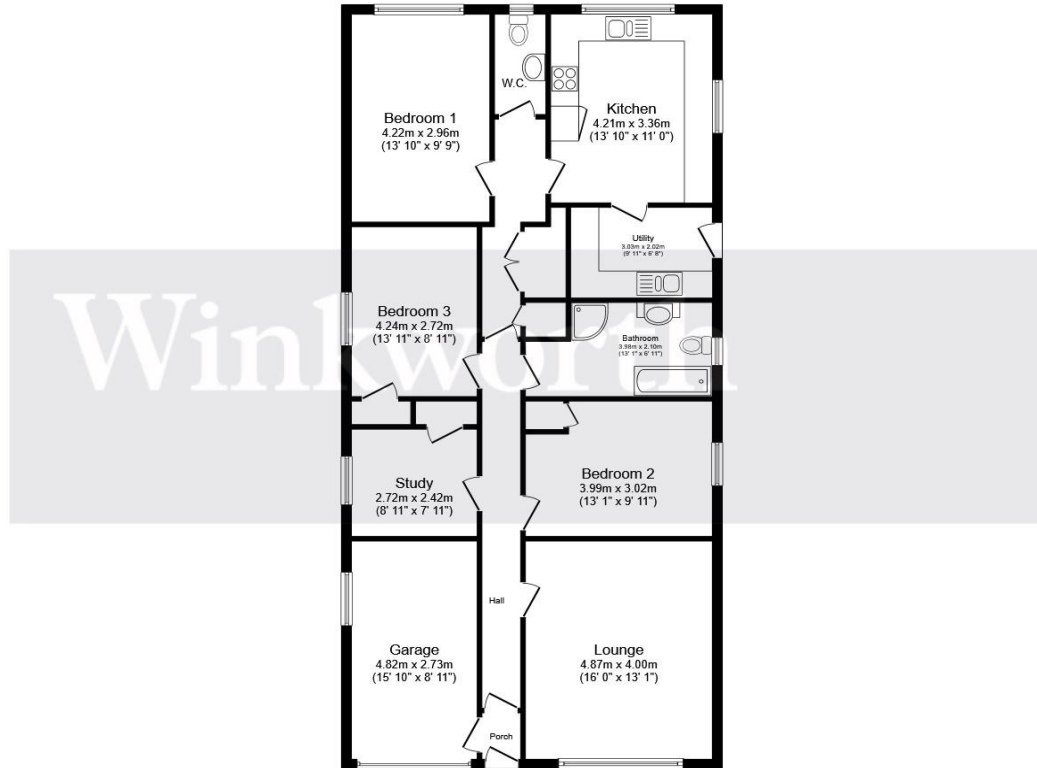
- Mains Gas, Water, Electricity
- Private Drainage
- EPC Band C
- Council Tax Band D

LOCATION

63 Ladysmith is situated in the village of East Gomeldon, just a short distance north east of the Cathedral City of Salisbury. There is a local play park and field within a short walk. The nearby villages of Porton and Winterbourne provide local amenities including shops, a doctors, Post Office, public houses and primary schools. Gomeldon also has its own primary school.

A short drive away is the main line train service from Salisbury giving access to London Waterloo in just 90 minutes. In addition, there is a selection of schools in Salisbury including both Bishops & South Wilts Grammar Schools, Salisbury Cathedral School, Chafyn and Godolphin





Total floor area 128.3 m² (1,381 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.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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