



27 St. Andrews Road | | Salisbury | SP2 9NT

Carter and May are delighted to offer this large 3 bedroom period home which is being sold with no UPPER CHAIN.

The property offers great flexibility and space throughout the property with many character features. The property is set in a sought after location within 2 miles of the city centre. The property boasts 3 bedrooms, 2 bathrooms, 2 reception rooms and a separate Kitchen leading to utility room. The property has a large rear garden and potential to extend STP.

Viewings are a must so call the selling agent today.

Asking Price Of £325,000

- CHAIN COMPLETE
- CHARACTER PROPERTY
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- SEPARATE KITCHEN



Property Description

THE PROPERTY

The property is a turn of the century terraced house situated on a popular road on the edge of the city. The property has been extended and on the ground floor there is an entrance hallway, a sitting room and this leads to the dining room. The kitchen has an excellent range of modern units having been updated approximately three years ago and has a full range of integrated appliances. There is a useful rear lobby and a shower room whilst on the first floor are three bedrooms, two having an excellent range of fitted wardrobes and a bathroom. The property benefits from PVCu double glazing and gas central heating together with a low maintenance rear garden. St Andrews Road lies on the outskirts of the city and there is a regular bus service which runs to the surrounding areas as well as to the city centre itself which lies approximately 2 miles away. There is a primary school in Lower Bemerton and convenient stores on the nearby Wilton Road, including a Waitrose outlet.

DETAILS AND MEASUREMENTS

The accommodation is arranged as follows, all measurements being approximate:

Entrance Hall - Inset porch, part glazed front door, radiator, stairs, glazed door to;

Sitting Room - 3.33m x 3.25m (10'11" x 10'7") - Bay window to front, TV and telephone points, radiators, cupboard housing electric fusebox and meter, brick fireplace surround and timber mantel over.

Dining Room - 4.26m max x 3.89m (13'11" max x 12'9") - Window to rear, radiator, glazed door to;

Kitchen - 3.70m x 2.40m (12'1" x 7'10") - Fitted with base and wall units with work surfaces over, stainless steel sink and drainer under window to side, integrated fridge/freezer, dishwasher, washing machine, electric oven and four ring gas hob and extractor, radiator, wall mounted gas boiler, through

to;

Rear Lobby - Radiator, storage cupboards, windows, part glazed door to side, door to;

Shower Room - Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with cupboard under, obscure glazed window to rear, radiator, fully tiled walls, striplight, shaver point, inset spotlights.

Stairs To First Floor - Landing - Loft access with pull down ladder to partly boarded loft, fitted wardrobe.

Bedroom One - 4.30m x 3.39m (14'1" x 11'1") - Two windows to front, fitted furniture, radiator, over stair wardrobe.

Bedroom Two - 3.90m x 2.61m (12'9" x 8'6") - Window to rear, range of fitted furniture, radiator.

Bedroom Three - 2.43m x 1.96 (7'11" x 6'5") - Window to rear,

radiator, desk and shelving.

Bathroom - Fitted with a white suite comprising low level WC, pedestal wash hand basin, wash hand basin with cupboard under, panelled bath with shower over, fully tiled walls, electrically heated towel rail, strip light and shaver point, window to side.

OUTSIDE

To the front is a low maintenance gravelled area and a path leading to the front door. The landscaped rear garden is brick paved with flower borders with a rear access gate leading to a right of way on to the street. There are two further tiered and low maintenance areas of garde which make the perfect spot for a morning coffee, evening glass of wine and BBQ.

The rear garden is an excellent size and offers a buyer to put there own stamp on the property.

INFORMATION

Services - Mains gas, water, electricity and drainage are

connected to the property.

Outgoings - The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

VIEWINGS

Viewings are seen as essential on this wonderful house and are strictly by appointment so please call Carter and May today to arrange a viewing



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements