



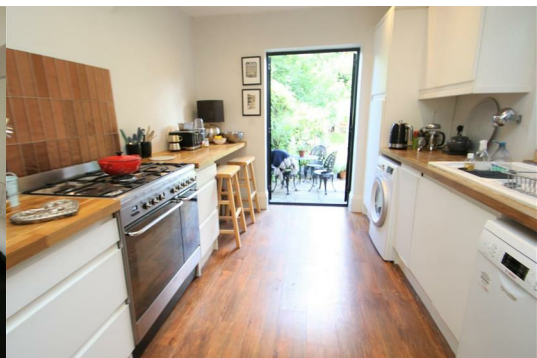
9 St. Andrews Road

Salisbury, SP2 9NT

£375,000



A handsome bay fronted character home offered in lovely order throughout sitting within this tree lined street. 9 St Andrews Road is a period property which has been sympathetically modernized by it's owners dovetailing modern fittings with the original period, only appreciated by a viewing. The accommodation is very well rounded with a semi-open plan kitchen/dining room, separate sitting room, three double bedrooms and spacious family bathroom. The sunny rear garden is surprisingly generous and offers huge potential. 9 St Andrews Road is double glazed with gas heating (modern boiler) with contemporary kitchen and bathroom fittings. The location is another standout feature, St Andrews Road is a quiet tree-lined street, a short walk from the city centre and railway station, yet retaining its village feel with open countryside/riverside walks on its doorstep. A very popular primary school, church and convenience shop are also close by. This is a great opportunity to acquire such a quality home in such a fantastic location.



Directions

Proceed to the A36 Wilton Road turning left after Skew Bridge into Church Lane. Turn left into St Andrews Road where number 9 can be found on your left.

Storm Porch

Part glazed door to:

Entrance Hall

Stairs to first floor. Radiator. Feature archway and wooden style flooring.

Sitting Room 12'1" x 13'1" max (3.7m x 4m max)

Double glazed sash style bay window to front. Feature cast iron fireplace, low level storage cupboard with shelving over. Radiator.

Dining Room 12'9" ext to 14'6" x 12'7" (3.9m ext to 4.42m x 3.85m)

Stairs to first floor with cupboard under. Double doors to rear garden, radiator. Built in dresser unit, wooden flooring. Open plan to:

Kitchen 13'1" x 9'2" (4m x 2.8m)

Fitted contemporary wall and base units with solid wooden work surface. Space for range style cooker, plumbing and space for washing machine, slimline dishwasher and fridge/freezer. Inset ceramic sink unit with mixer tap and breakfast bar area. Double doors to rear garden, double glazed sash style window to side, ceiling spotlights, wooden style flooring and underfloor heating.

First Floor Landing

Stairs to second floor.

Bedroom Two 13'11" ext to 15'5" x 11'1" (4.25m ext to 4.7m x 3.4m)

Twin sash double glazed windows to front aspect. Four built in wardrobes with high level cupboards over, further low level cupboards and shelving. Radiator and exposed floorboards.

Bedroom Three 12'7" x 9'2" (3.85m x 2.8m)

Double glazed sash window to rear aspect, built in double wardrobe, radiator and stripped floorboards.

Bathroom 12'3" x 9'0" (3.75m x 2.75m)

White WC, pedestal basin and panelled bath with thermostatic shower over. Tiled splashbacks, wooden panelling, radiator and windows to side and rear aspect. Full height airing cupboard housing gas boiler and hot water tank. Ceiling spotlights.

Second Floor Landing

Bedroom One 17'0" x 11'2" ext to 14'3" (5.2m x 3.42m ext to 4.35m)

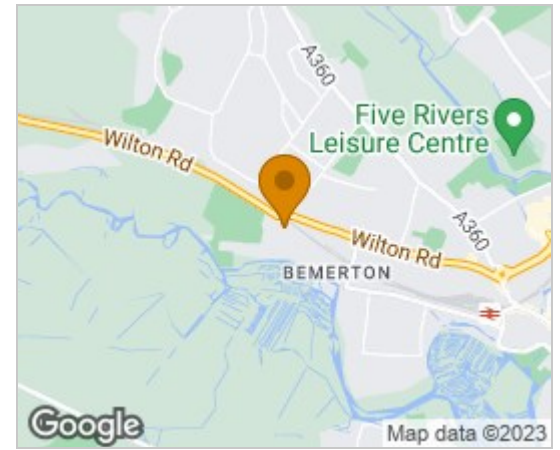
Double glazed picture window overlooking the rear garden. Low level eaves storage.

Outside

To the front of the house is an attractive area of garden with a lovely array of planting, enclosed by a low level brick wall. Path to side and front door.

Immediately outside the dining room doors is an attractive slate chipped area, this leads to a paved patio (also accessed from the kitchen doors). Beyond is a shaped area of lawn with an extensive range of mature planting, toward the far end of the garden steps lead up to a further sloping area of garden which the current owners have left to nature. Pedestrian access to side, outside lights and tap.


Area Map



Floor Plans



Energy Efficiency Graph

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

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