



44 Windsor Road

Salisbury, SP2 7DX

£289,995



A very deceptive three storey townhouse offering a fantastic level of flexible accommodation, a short walk from the railway station and city centre. 44 Windsor Road is a well maintained property offered for sale in good order throughout and with vacant possession. The property offers extremely flexible accommodation which can easily yield three bedrooms as well as 2/3 reception rooms. 44 Windsor Road is double glazed with gas heating and benefits from a lovely rear garden and generous levels of on street residents parking. The location is also a huge feature of this house, situated in a quiet side street providing easy access to all the city centres amenities. Due to its layout, an internal inspection is essential.



Directions

Proceed to Fisherton Street where Windsor Road can be found opposite St Pauls Road. Follow the road for a short time where number 44 can be found on your right before Windsor Street.

Front Door to:

Entrance Hall

Stairs to first floor.

Kitchen 16'2" x 10'4" (4.95m x 3.15m)

Range of wall and base units with work surface over. Inset ceramic hob and oven under. Plumbing and space for washing machine, stairs to lower floor. Open plan to:

Sitting Room 14'1" x 9'0" (4.3m x 2.75m)

Double glazed doors to rear garden. Radiator. Wooden floor.

Ground Floor Bedroom/Lounge 11'0" x 10'11" (3.37m x 3.35m)

Open fireplace, radiator, laminate floors. Double glazed window to front aspect.

Lower Ground Floor

This space is fully functioning basement accommodation and is divided into two rooms:

Room One (4.9m x 3.25m)

Room Two (3.25m x 2.85m)

Cloakroom – Low level WC and vanity wash basin with laminate flooring.

First Floor Landing

Loft access.

Bedroom One 13'1" x 11'5" (4m x 3.5m)

Double glazed window to front aspect. Radiator. Over-stair wardrobe.

Bedroom Two 10'7" x 9'0" (3.25m x 2.75m)

Double glazed window to rear aspect. Radiator.

Bathroom

Modern refitted suite comprising WC, pedestal basin and panelled bath with thermostatic shower over. Wet wall splashbacks. Full height cupboard housing Worcester combination boiler. Heated towel rail, obscure double glazed window to rear aspect.

Outside

The rear garden is a lovely peaceful space which is very well enclosed by high level brick wall. Laid predominantly to slate chippings with mature laurel bush. Block built storage/potting shed.

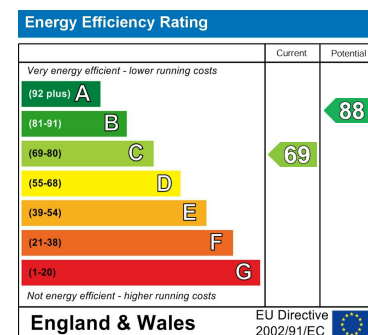
Area Map



Floor Plans



Energy Efficiency Graph



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