



31 Lower Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NB

Guide Price £550,000 Freehold

A wonderful renovation of an attached character cottage, situated in a great location on the edge of the city together with double garage.

Description

A wonderful renovation of an attached character cottage, situated in a great location on the edge of the city, within walking distance of the centre and main line station. In addition, there is ample parking, a double garage and rear garden. Works carried out include wiring, plumbing, central heating, sanitary ware, oak doors, kitchen, roof, flooring, windows and doors and decoration throughout. The accommodation consists of hall, study/family room, sitting room, cloakroom, kitchen/dining room, utility, 4 bedrooms and bathroom. The property offers vacant possession and we can only suggest an early viewing.

Property Specifics

The accommodation is arranged as follows.

Entrance Hall

Footwell mat, tiled floor.

Kitchen/dining room

Exposed brick chimney breast with fireplace. Range of granite work surfaces with upstands, cupboards and drawers below. Inset one and a half bowl, single drainer sink with mixer tap over, dishwasher, range cooker with extractor hood over. Breakfast bar, wall cupboards, tiled floor, space for appliances. Double doors to garden.

Sitting room

Exposed brick chimney breast and fireplace.

Family room

Utility room

Double doors to garden. Work surface with inset sink, cupboard below and appliance space.

Cloakroom

Low level wc with hand basin over.

Rear Hall

Stairs to first floor with storage cupboard below, tiled floor.

First floor landing

Stairs to second floor.

Bedroom 1

Bedroom 2

Bedroom 3

Cupboard housing hot water tank.

Bathroom

Contemporary suite of panel bath with thermostatic shower over with hand held and rainfall shower, wc, hand basin with cupboard below. Heated towel rail, tiled floor and walls.

Second floor landing

Large boarded loft area housing gas fired boiler for gas central heating and hot water.

Bedroom 4

Outside

The property sits behind a large gravelled parking area with flower bed and shrubs to side. Side pedestrian walkway leads to the rear garden with paved patio and steps up to lawned area.

Double Garage 17'4" x 17'2" (5.3 x 5.25)

2 up and over doors, pedestrian door to garden and window to rear. Vehicular access is from Syringa Court.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

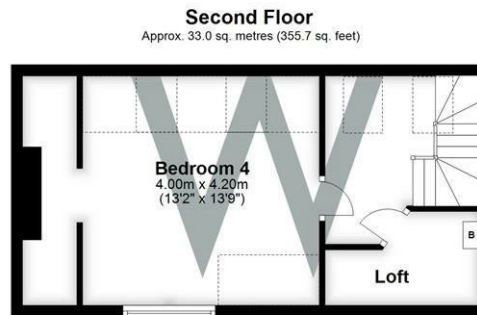
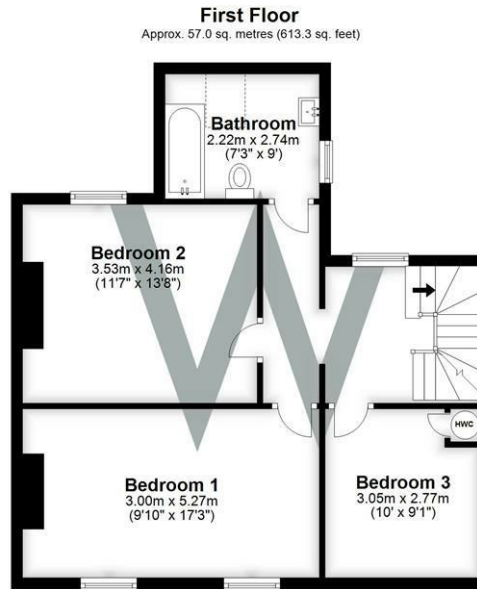
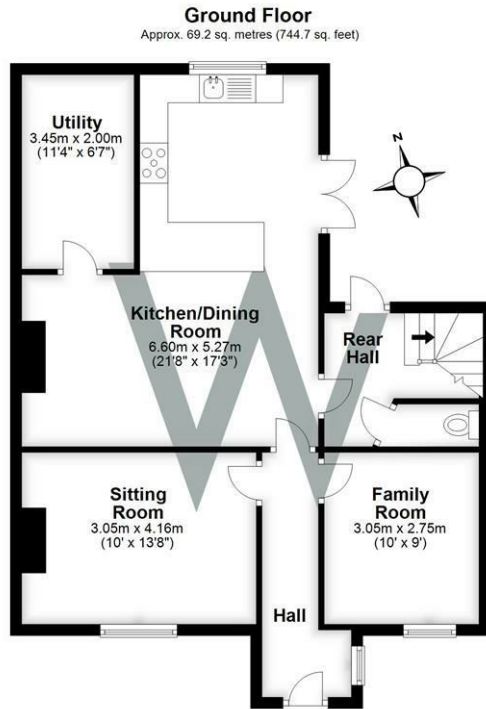
To be advised

Directions

From our offices in Castle Street take the A36 Wilton Road turning left just beyond the Shell petrol station into Cherry Orchard Lane. At the T-junction turn right into Lower Road. No. 31 will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///market.soak.indoor](https://www.what3words.com/#!/market.soak.indoor)



Total area: approx. 159.2 sq. metres (1713.8 sq. feet)



WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

