



17 Kingsland Road, Salisbury, Wiltshire, SP2 7DQ

£260,000 Freehold

## An updated two bedroom terraced house in a side road location near to the city centre.

### Description

The property is a two bedroom terraced house in a side road location offered in excellent order throughout having been updated to a high standard by the present owner. The accommodation comprises an entrance hall, a sitting room and a dining room which leads to the kitchen. This has been refitted with a comprehensive range of units with an integrated oven, hob and dishwasher. Completing the ground floor accommodation is a cloakroom. On the first floor are two good size bedrooms and a large bathroom with an updated white suite. Benefits include PVCu double glazing, gas central heating and a garden which enjoys a south easterly aspect. The house also offers further potential to extend in to the loft area. Kingsland Road lies a short, level, walk from Waitrose, the City Centre, Salisbury railway station, Five Rivers Leisure Centre, and the Avon Valley Nature Reserve & River Path (which leads directly to Old Sarum and the Woodford Valley). A primary school and Victoria Park are also within easy walking distance.

### Property Specifics

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

#### Entrance porch

Front door, inset doormat, glazed door to;

#### Entrance hall

Stairs to first floor, doors to sitting and dining room.

#### Sitting room 11'4" x 10'10" (3.46m x 3.32m)

Window to front, radiator, TV point.

#### Dining room 11'4" x 10'10" (3.46m x 3.32m)

Window to rear, radiator, understair cupboard housing electric fusebox and meter, through to;

#### Kitchen 12'10" x 9'1" both max (3.93m x 2.79m both max)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, hob with extractor over and dishwasher, sink and drainer under window to side, door to side, obscure glazed window to rear, door to;

#### Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to rear, part tiled walls.

#### Stairs to first floor - landing

Loft access.

#### Bedroom one 14'1" max x 10'10" (4.30m max x 3.32m)

Window to front, radiator.

#### Bedroom two 10'10" x 8'5" (3.32m x 2.59m)

Window to rear, radiator.

#### Bathroom

Fitted with a white suite comprising panelled bath with waterfall shower over and shower screen, low level WC, pedestal wash hand basin, heated towel rail, window to rear, linen cupboard with shelving also housing gas boiler.

#### Outside

The rear garden enjoys a south easterly aspect and has a lawn with a flower border. there is a further gravelled area and a timber workshop with power and light. There is an outside tap and a right of way leads across the garden to provide access on to Kingsland Road.

#### 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 2024/2025 payable to Wiltshire Council is £2245.28.

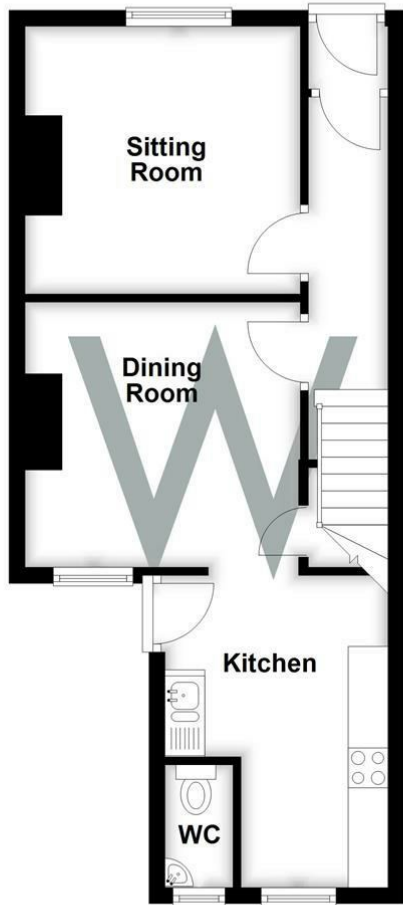
#### Directions

From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards in to Castle Street. Take the next left in to Butts Road and at the bottom of the hill in Ashley Road turn right in to Kingsland Road. Follow the road around to the left and the property can be found after a short distance on the left hand side.

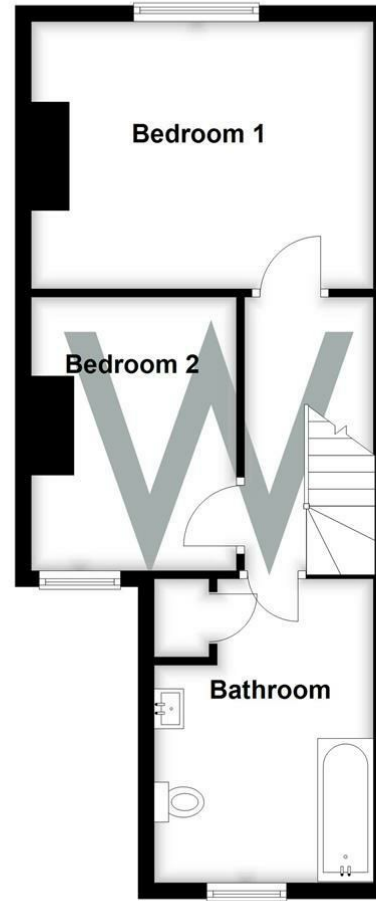
#### WHAT3WORDS

What3Words reference is: [///ruby.begin.globe](https://www.what3words.com/ruby.begin.globe)

**Ground Floor**  
Approx. 42.2 sq. metres (453.9 sq. feet)




**First Floor**  
Approx. 40.4 sq. metres (434.5 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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