



39 St. Andrews Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NT

£367,500 Freehold

A character, extended three storey end of terrace house in a popular road on the edge of the city.

Description

The property is an extended three bedroom character end of terrace house arranged over three floors presented in superb order. The house offers open plan accommodation on the ground floor and generous bedrooms with an ensuite shower room to the master bedroom. On the ground floor is an entrance hall and a large sitting/dining room with a woodburner and exposed floorboards. There is an extended kitchen area which has an excellent range of units and this leads to a large conservatory extension which has a glazed roof. Both these areas benefit from underfloor heating. On the first floor are two double bedrooms, one with extensive fitted wardrobes, a further study/cot room and a family bathroom. On the second floor is a double bedroom with an ensuite shower room. The house is set back from the road with a small front garden and the rear garden has been landscaped with lawn and patio areas. Further benefits include PVCu double glazing and gas central heating.

St Andrews Road is a popular, tree lined road which 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.

Property Specifics

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

Entrance Hall

Inset porch with timber front door, exposed floorboards, radiator, moulded archway, stairs, door to;

Sitting/Dining Room 23'5" x 10'11" (7.15m x 3.34m)

Window to front, inset woodburner, telephone point, exposed floorboards, space for table and chairs, understair cupboard, two radiators, part glazed door to;

Kitchen 13'11" x 11'8" (4.26m x 3.56m)

Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap, space for fridge/freezer, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, glazed door to rear, underfloor heating, through to;

Conservatory 11'3" x 7'5" (3.45m x 2.27m)

Brick and glazed elevations with pitched, glazed roof, space for table and chairs, underfloor heating, glazed door to garden.

First Floor - Landing

Stairs to second floor.

Bedroom Two 12'4" x 11'1" (3.77m x 3.39m)

Window to front, radiator, exposed floorboards.

Bedroom Three 12'0" x 8'11" (3.66m x 2.73m)

Window to rear, radiator.

Bedroom Four/Study 8'10" x 5'5" (2.70m x 1.66m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising timber panelled bath with shower and screen, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail, obscure glazed window to side.

Second Floor - Landing

Access to storage area and window to rear.

Bedroom One 18'4" x 12'7" both max (5.60m x 3.84m both max)

Velux window to front, radiator, over stair cupboard under eaves storage area, inset spotlights, door to;

En-suite Shower Room

Fitted with a white suite comprising shower cubicle, wash hand basin with cupboard under, low level WC, heated towel rail, inset spotlights, extractor, obscure glazed window to rear.

Outside

To the front of the property is an area of garden and a path leading to the front door. The rear garden has been landscaped with a lawn with flower borders and steps up to two areas of patio. Outside tap. There are rear and side access gates and a right of way across the garden for the neighbouring property.

Outgoings

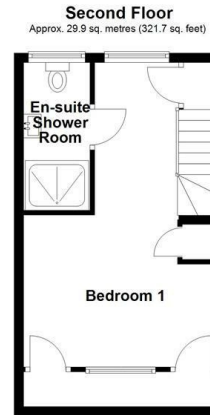
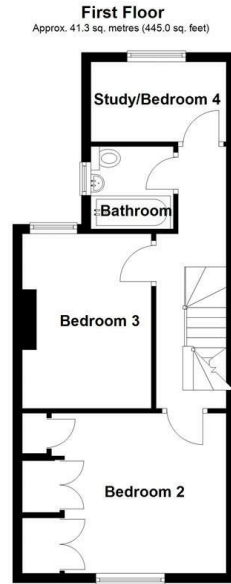
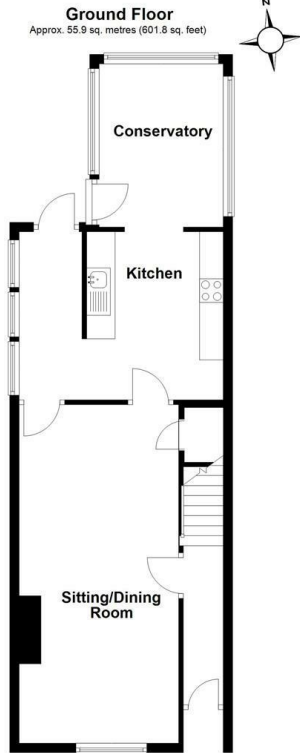
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Services

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

WHAT3WORDS

What3Words reference is: [///canny.appeal.fancy](https://www.what3words.com/canny.appeal.fancy)



Total area: approx. 127.1 sq. metres (1368.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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	

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk

