



51 Roman Road, Salisbury, Wiltshire, SP2 9BJ

Guide Price £400,000 Freehold

A higher status detached house, currently in two flats, in need of renovation and alteration. Original features are still in place and vacant possession is offered.

Description

A very spacious, characterful detached house, currently partially occupied and in need of renovation. Features include numerous fireplaces, picture rails and original doors. The accommodation extends to approximately 2,100sq feet over 3 floors, currently as two flats, and there is a very large, private garden to rear together with parking to front and side. Roman Road lies on the western side of the city with a nearby regular bus service to the city centre which lies approximately 1 mile away and which has an excellent range of amenities.

Entrance Hall

Stairs to first floor.

Inner Hall

Floorboards, cast iron fireplace with tiled inset and wooden surround.

Reception one

Double aspect room.

Reception two

Double aspect room with door to garden, cast iron fireplace with wooden surround and tiled inset.

Reception three

Fireplace surround with cupboard to side, larder cupboard, dresser unit.

Utility space

External door to side. This leads to an inner lobby leading to wc and also to room housing a bath.

First floor Landing

Stairs to second floor. Cupboard housing hot water tank.

Sitting Room

Cast iron fireplace with wooden surround.

Kitchen

Dresser unit, cast iron fireplace, larder cupboard, sink unit with space and plumbing for appliances below, wall mounted boiler for heating and hot water.

Bedroom

Cast iron and tiled fireplace with wooden surround.

Bedroom

Cast iron fireplace.

Bathroom

Panel bath with thermostatic mixer shower over, hand basin, part tiled walls.

Separate wc.

Second floor

Bedroom

Double aspect room, eaves storage cupboards.

Outside

There is a front garden with lawn, trees and shrubs. Driveway to side for vehicular parking. Pedestrian access leads to a large rear garden with lawn, shrubs and trees. Large paved terrace, storage sheds, compost area. Enclosed by timber fencing and walling.

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62.

Services

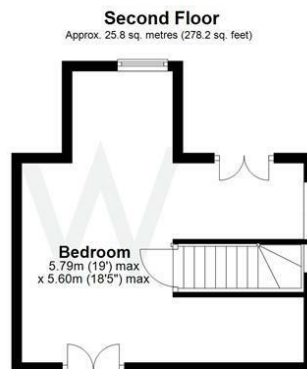
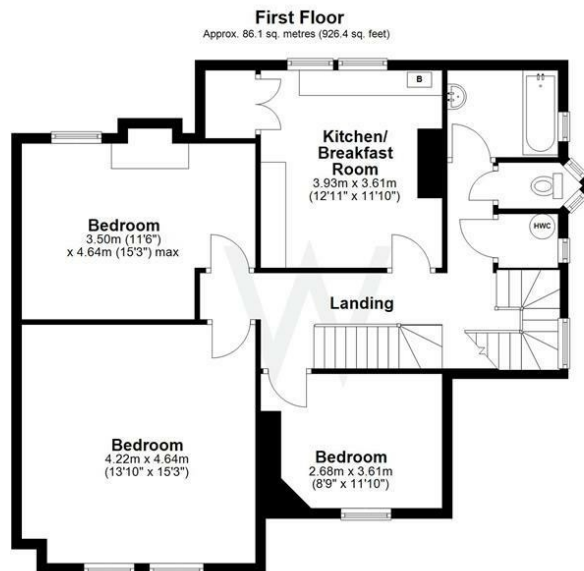
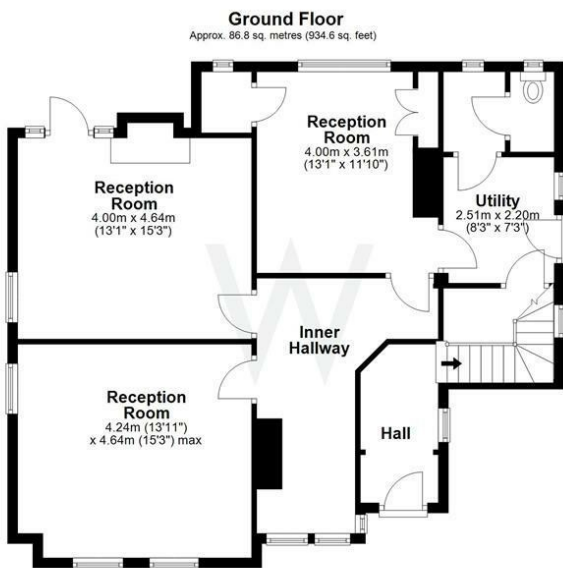
Mains gas, water, electricity and drainage are connected to the property.

Directions


Leave Salisbury on the A360 Devizes Road and continue forwards at the mini roundabout. Take the second left in to Roman Road and the property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///slave.extra.badge](#)



Total area: approx. 198.7 sq. metres (2139.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		42
(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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