



26 St. Andrews Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NU

£350,000 Freehold

A well presented three bedroom house in excellent order throughout and with a detached garage to the rear.

Description

The property is a cleverly arranged three bedroom terraced house with well proportioned accommodation arranged over three floors. On the ground floor is an entrance hallway, a sitting/dining room with a wood burner in the sitting room and space for a table and chairs in the dining area. The kitchen has an excellent range of units and leads to a snug area which has doors leading out on to the rear garden which has a southerly aspect. On the first floor, the rooms have been rearranged to create an en-suite bathroom to the main bedroom and there is also a family bathroom and another double bedroom. The property has been rewired and the roof has been replaced and been converted to provide a further double bedroom with en suite facilities. Benefits include some period features, sash PVCu double glazing, gas central heating and a detached garage to the rear. 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 two miles away. There is a primary school in Lower Bemerton and convenience stores on the nearby Wilton Road, including a Waitrose outlet.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Inset porch with tiled step and outside light, part glazed front door, wood effect floor, radiator, cupboard housing electric fusebox, picture rail, door to;

Sitting/Dining Room

Sash windows to front and rear, brick fireplace and timber mantel with inset woodburner, two built-in dresser style units with storage under, inset spotlights, space for table and chairs, two radiators, wood effect floor, dado rail, ceiling rose, understair cupboard, door to;

Kitchen

Fitted with base and wall units, sink and drainer under window to side, space/plumbing for washing machine and dishwasher, space for fridge/freezer, integrated gas oven and hob with extractor over, inset spotlights, door to;

Snug

French doors to garden, radiator.

First Floor - Landing

Stairs to second floor, wall mounted thermostat, picture rail.

Bedroom One

Sash window to front, two fitted wardrobes, radiator, picture rail, door to;

En-suite

Fitted with a white suite comprising panelled bath with rainfall shower and shower screen, low level WC, wash hand basin with cupboard under, extractor, wet boarded wall, heated towel rail.

Bedroom Three

Sash window to rear, radiator, cupboard housing gas boiler.

Bathroom

Fitted with a white suite comprising panelled bath with Mira shower and shower screen, low level WC, wash hand basin with cupboard under, heated towel rail, inset spotlights.

Second Floor - Landing

Door to loft area and to;

Bedroom Two

Velux window to front, radiator, storage cupboards, fitted wardrobe, inset spotlights, through to;

En-suite Shower Area

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

Outside

The rear garden enjoys a southerly aspect and is both paved and lawned with an outside tap and light. There is a detached garage and a rear access gate.

Detached Garage 18'11" x 9'0" (5.79m x 2.75m)

Up and over door, power and light and a personal door into the rear garden.

Directions

Leave Salisbury on the A36 Wilton Road and after Skew Bridge turn left in to Church Lane. Take the next left in to St Andrews Road and the house can be found towards the end on the left hand side.

Services

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

Outgoings

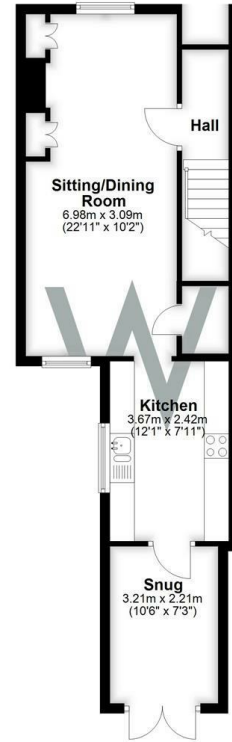
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

WHAT3WORDS

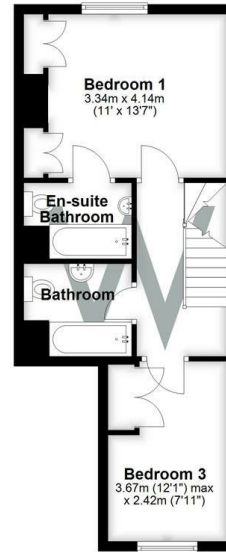
What3Words reference is: [///stays.icons.brief](https://www.what3words.com/#!/stays.icons.brief)



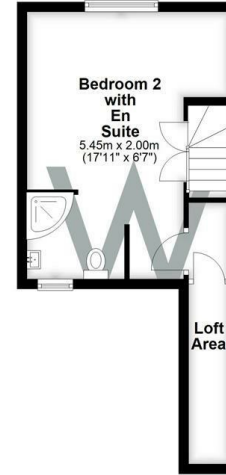
Ground Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



First Floor
Approx. 38.1 sq. metres (409.9 sq. feet)



Second Floor
Approx. 25.8 sq. metres (277.5 sq. feet)



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

62

75

