



5 Gorringe Road, Salisbury, Wiltshire, SP2 7HZ

£225,000 Freehold

A two bedroom terraced house in good order throughout with PVCu DG and gas central heating.

Description

The property is a character two bedroom terraced house in a one way street within a convenient location on the western side of the city. The house is set back from the road and has been redecorated and recarpeted and benefits include PVCu double glazing and gas central heating. The accommodation comprises an entrance hall with doors leading to both reception rooms. The sitting room overlooks a garden to the front and the dining room has a useful understair cupboard. The kitchen has a good range of units, an integrated oven and hob and there is access to a courtyard area to the rear. On the first floor are two bedrooms and a bathroom with a white suite. Gorringer Road lies on the western side of the city and provides easy access to the railway station and city centre, reached by a nearby bus route. There are amenities on the nearby Wilton Road including two convenience stores.

Property Specifics

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

Entrance hall

Part glazed front door, inset doormat, radiator, telephone point, stairs.

Sitting room 9'11" x 9'0" (3.04m x 2.76m)

Window to front, radiator, cupboard housing electric fusebox, TV point, archway to;

Dining room 14'7" max x 9'11" (4.46m max x 3.04m)

Window to rear, radiator, wall mounted thermostat, door to;

Kitchen 8'8" x 7'0" (2.66m x 2.15m)

Fitted with cream fronted base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven and hob with extractor over, stainless steel sink and drainer under window to rear, radiator, wall mounted Baxi gas boiler, space/plumbing for washing machine, space for fridge/freezer, part glazed door to outside.

Stairs to first floor - landing

Loft access.

Bedroom one 14'9" max x 10'0" (4.51m max x 3.05m)

Window to front, radiator.

Bedroom two 10'2" x 8'3" (3.11m x 2.53m)

Window to rear, cupboard housing hot water tank, radiator.

Bathroom

Fitted with a white suite comprising bath with shower over, low level WC, pedestal wash hand basin, radiator, obscure glazed window to rear.

Outside

To the front of the property is a gravelled garden area with a path to the front door. To the rear is a courtyard area accessed via a right of way leading back on to Gorringer 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

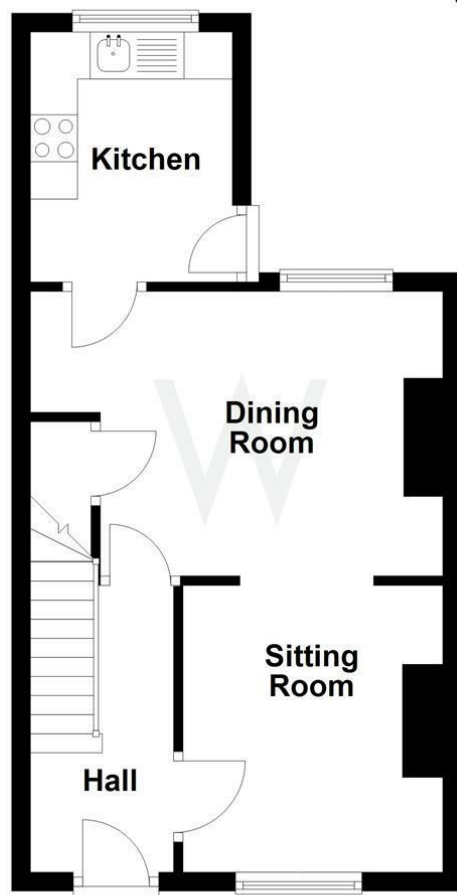
Leave Salisbury on the A36 Wilton Road turning left into Gorringer Road just before the Shell petrol station. The property can be found after a short distance on the left hand side.

WHAT3WORDS

What3Words reference is: [///suffer.push.pace](https://www.what3words.com/suffer.push.pace)

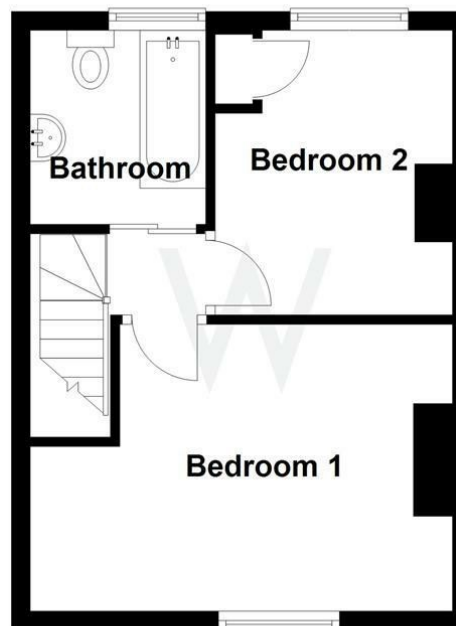
Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.7 sq. feet)



Total area: approx. 60.8 sq. metres (654.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



WHITES

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