



26 Skew Bridge Road, Salisbury, Wiltshire, SP2 9NX

£335,000 Freehold

A character three bedroom semi detached house with well presented accommodation arranged over four floors.

Description

The property is a semi detached house with well proportioned accommodation arranged over four floors and dating from the mid 1800s. The property has been updated by the present owner with a kitchen extension and new kitchen units and bathroom suite. On the ground floor is a sitting/dining room which has a woodburner and space for a table and chairs. there is a kitchen that has an excellent range of units beneath a timber work surface with an integrated oven and hob. There is a basement double bedroom whilst on the first floor is a further double bedroom which has a feature cast iron fireplace and a family bathroom with a white suite. On the second floor is a further double bedroom. benefits include PVCu double glazing, gas central heating, solar panels, a car parking space to the front and a garden which has a useful home office/garden studio. offered to the market with no onward chain. Skew Bridge Road Road is a popular 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:

Sitting/dining room

Windows to front and triple glazed casement window to rear, radiators, feature fireplace with exposed brickwork and inset woodburner, stairs to basement and first floor, door to;

Kitchen

Fitted with base units with timber work surfaces over, sink and drainer under window to side, integrated electric oven, four ring hob and extractor, space for fridge/freezer, wall mounted gas boiler, part glazed front door.

Basement bedroom

Window to front, radiators, inset spotlights.

Stairs to first floor - landing

Doors to bedroom, bathroom, stairs to second floor.

Bedroom two

Window to front, radiator, feature cast iron fireplace.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over with screen, low level WC, pedestal wash hand basin, heated towel rail, obscure triple glazed casement window to rear.

Stairs to second floor - landing

Bedroom three

Window to side, radiator, inset spotlights.

Outside

To the front of the property is a parking space for one car. A front gate provides access to the garden which lies to the side of the house. It is lawned with raised flowerbeds enclosed by timber fencing.

GARDEN ROOM/HOME OFFICE 16'4" x 11'11" (4.99m x 3.64m)

Lights, power, internet connection.

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.

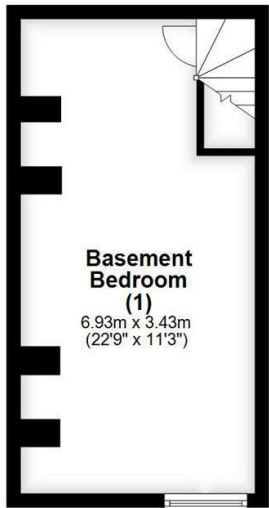
Directions

Leave Salisbury on the A36 Wilton Road and after Skew Bridge turn left in to Church Lane. Take the next left in to St Andrews Road and at the end turn left on to Skew Bridge Road. The property can be found directly ahead.

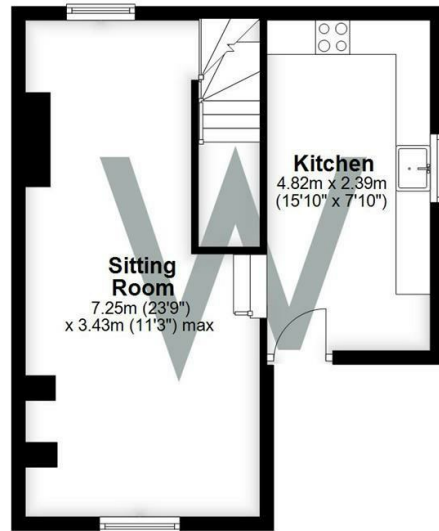
WHAT3WORDS

What3Words reference is: [///couch.chefs.neon](https://www.what3words.com/couch.chefs.neon)

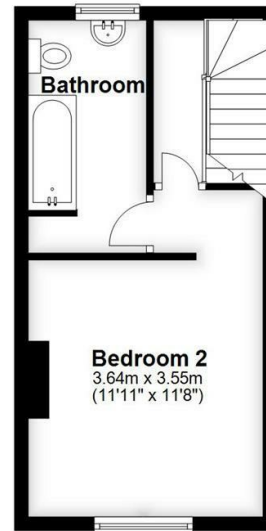
Ground Floor
Approx. 23.8 sq. metres (255.7 sq. feet)



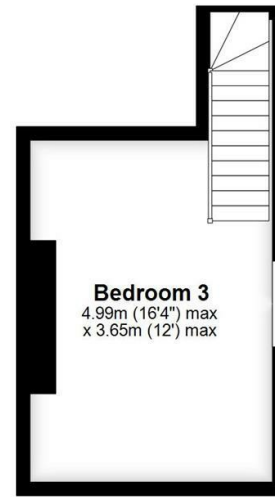
First Floor
Approx. 36.8 sq. metres (396.6 sq. feet)



Second Floor
Approx. 24.8 sq. metres (267.5 sq. feet)



Third Floor
Approx. 19.3 sq. metres (207.3 sq. feet)



Total area: approx. 104.7 sq. metres (1127.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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