



14 Woodstock Road, Salisbury, Wiltshire, SP1 3TJ

£395,000 Freehold

A period terraced house in need of updating and situated in a convenient and popular city centre location. No chain.

Description

The property is a four bedroom terraced house situated in a popular side road location within the city centre. The accommodation is arranged over three floors and is in need of some modernisation and there is also scope to extend the house which currently comprises a sitting room with an attractive bay window, a dining room and a kitchen. There is an extended area which could lend itself to a variety of uses. On the first floor there are two double bedrooms with an bay window to the main bedroom providing excellent views and there is a bathroom with a four piece suite and a separate WC. This could be altered to provide an en suite. On the second floor are two further bedrooms. To the front of the property there is room for off road parking for two cars and the rear garden has a workshop. Further benefits include PVCu double glazing and gas central heating. Woodstock Road is a cul de sac within a favoured residential location lying close to the city centre and the property is offered to the market with NO ONWARD CHAIN.

Property Specifics

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

Entrance hall

part glazed front door to entrance lobby, glazed door to entrance hall with stairs, dado rail, radiator.

Sitting room

Bay window to front, radiator, feature fireplace with coal effect gas fire, internet point, picture rail.

Dining room

Window to rear, fitted cupboards, understair cupboard housing electric fusebox, picture rail.

Kitchen

Fitted with base and wall units and tiled splashbacks, integrated electric oven and four ring gas hob, space/plumbing for washing machine and dishwasher, sink and drainer with mixer tap under window to side, larder cupboard, wall mounted gas boiler, timber floor, door to;

Store

Windows to side and rear, power and light, timber floor, door to garden.

Stairs to first floor - landing

Stairs to second floor, dado rail.

Bedroom one

Bay window to front with views, fitted wardrobes, picture rail, radiator.

Bedroom two

Dual aspect with windows to side and rear, radiator, fitted wardrobe, picture rail.

Bathroom

Fitted with a white suite comprising timber panelled bath, shower cubicle, pedestal wash hand basin, fitted cupboard, electrically heated towel rail.

Separate WC

Fitted with a low level WC, wash hand basin, radiator, part timber panelled walls.

Stairs to second floor - landing

Storage cupboards.

Bedroom three

Window to front, radiator.

Bedroom four

Window to rear, radiator.

Outside

To the front of the property is a gravelled area providing tandem parking for two cars. The rear garden has a timber decked area leading to a lawn with flower borders. There is a large workshop at the end of the garden with power and light.

Services

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

Outgoings

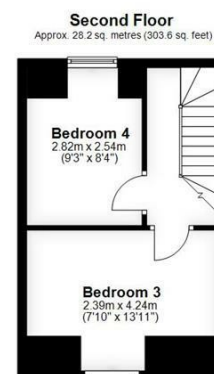
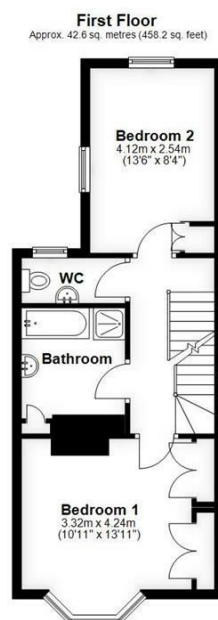
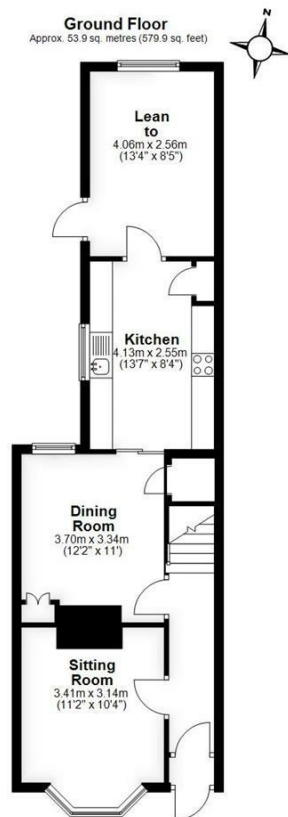
The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

Directions

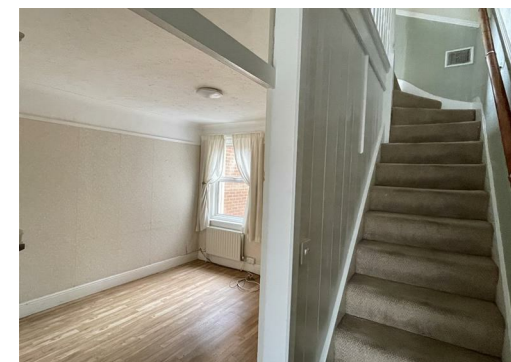
From our office in Castle Street proceed away from the city centre before taking the first turning on the right into Wyndham Road. Proceed along this road before taking the 2nd left into Marlborough Road. Take the 1st right into Woodstock Road and the property can be seen directly in front of you.

WHAT3WORDS

What3Words reference is: ///rust.drive.tree



Total area: approx. 124.7 sq. metres (1341.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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		
EU Directive 2002/91/EC		
England & Wales		



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