



48 Heath Road, Salisbury, Wiltshire, SP2 9JX

£435,000 Freehold

An extended three bedroom semi detached house with off road parking and a large garden with a westerly aspect.

Description

The property is an extended three bedroom semi detached house in a popular area on the north western side of the city. The well proportioned rooms have been extended and altered to provide open plan living space and the house is presented in excellent order throughout. On the ground floor is an entrance hallway, a sitting room with an open fireplace and a lovely family room with a woodburner which leads through to a dining area. Both these spaces have French doors leading out on to the rear garden which has a westerly aspect. There is a kitchen area with a good range of units and a utility room and cloakroom. On the first floor there are two double bedrooms with the main bedroom having a dressing area and a large en-suite bathroom. There is also a third bedroom and a shower room. Benefits include some Oak flooring on the ground floor, PVCu double glazing, gas central heating, off road parking at the front and a large rear garden. Heath Road lies within a popular residential area approximately two miles from the city centre which is served by a bus route and nearby amenities include a primary school and a secondary school. Salisbury has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

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

Entrance Hall

Entrance lobby with front door, stairs with cupboards under, picture rail, radiator, cupboard housing electric fusebox and meter.

Sitting Room

Bay window to front, open fireplace with attractive tiled backdrop and hearth with timber surround and mantel over, picture rail.

Family Room

Inset woodburner with tiled hearth, Oak flooring, two radiators, French doors to garden, through to;

Dining Area

Space for table and chairs radiator, French doors to garden, Oak flooring, through to;

Kitchen

Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap, rangemaster electric oven with five ring hob and extractor over, Oak flooring, inset spotlights.

Utility Room

Work surface with space/plumbing under for washing machine, space for tumble dryer, wall mounted gas boiler, window to side, tiled floor, radiator, extractor, door to;

Cloakroom

Fitted with a low level WC, wash hand basin, extractor, window to front.

First Floor - Landing

Loft access, radiator, obscure glazed window to side.

Bedroom One

Window to rear, radiator, tiled fireplace, picture rail, through to;

Dressing Area

Fitted wardrobes and racking, door to;

En-suite Bathroom

Fitted with a white suite comprising claw foot bath, low level WC, wash hand basin with cupboard under, heated towel rail, tiled floor, inset spotlights, extractor, radiator, obscure glazed window to rear.

Bedroom Two

Bay window to front, picture rail, radiator, two built in wardrobes.

Bedroom Three

Window to front, radiator.

Shower Room

Fitted with a white suite comprising corner shower cubicle, low level WC, wash hand basin with cupboard under, extractor, inset spotlights, velux roof window.

Outside

There is a garden area to the front as well as an off road parking space. The rear garden enjoys a westerly aspect, mainly lawned with well stocked flower borders. The garden is enclosed by fencing and hedging.

Services

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

Outgoings

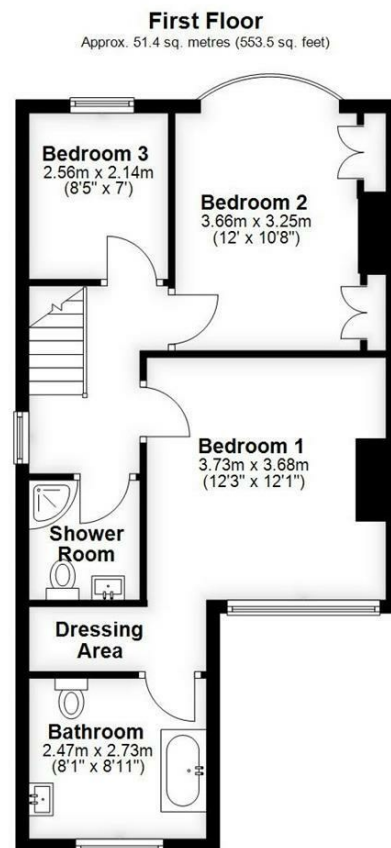
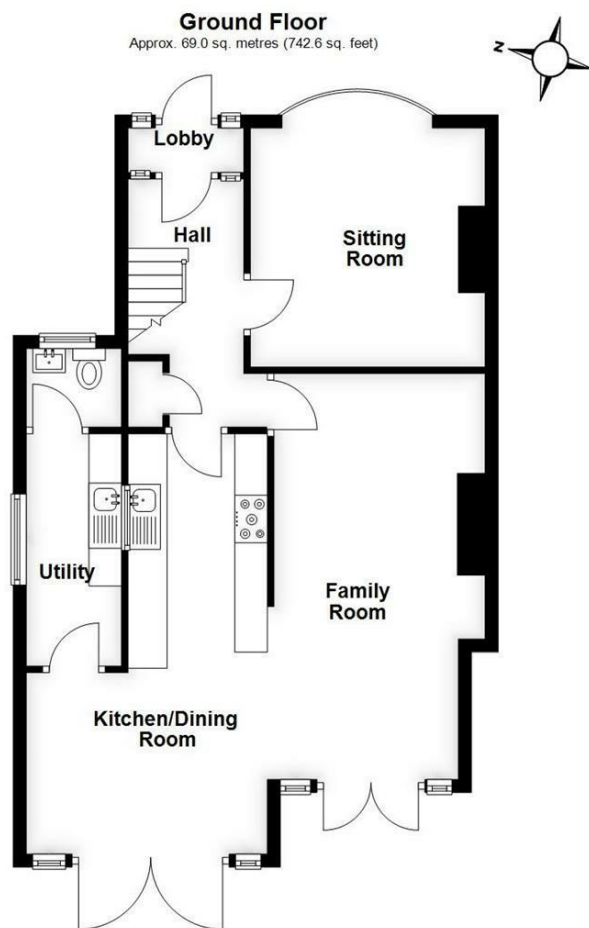
The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,350.54.

Directions

Leave Salisbury on the A360 Devizes Road and after approximately one mile turn left on to Queen Alexandra Road. Take the first right turn in to Heath Road and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///demotion.succumbs.neckline](#)



Total area: approx. 120.4 sq. metres (1296.0 sq. feet)

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		

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