



43 Woodbury Gardens, Salisbury, Wiltshire, SP2 8QA

£285,000 Freehold



## About The Property

The property is a modern two bedroom semi detached house with an attached single garage and is located in a popular residential cul de sac conveniently close to the hospital and city centre.

The accommodation is presented in good order throughout as the present owners have redecorated and recarpeted the house and installed a new bathroom suite. There is an entrance lobby, a sitting room with a window to the front elevation and with stairs leading to the first floor. There is a kitchen/dining room which has an excellent range of units with an integrated cooker and space for further electrical appliances. There is also space for a table and chairs and a door leading in to the rear garden. There is wood effect flooring throughout the ground floor.

On the first floor are two good sized bedrooms with the main bedroom having an extensive range of fitted wardrobes and drawers and the bathroom has been refitted with a contemporary white three piece suite with a rainfall shower head and cupboard under the basin. This room also has a wood effect floor. Further benefits include PVCu double glazing and gas central heating.

To the front is a small garden area with a path to the front door and there is a driveway providing off road parking in front of a single garage (5.30m x 2.41m) which has an up and over door, power and light and a door in to the rear garden. It also houses the gas boiler. The rear garden is fully enclosed and enjoys an easterly aspect.

Woodbury Gardens lies in the popular suburb of Harnham on the southern outskirts of the city. Salisbury District Hospital lies nearby and there is a regular bus service leading to the city centre which lies approximately one mile away. Further closeby amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store.



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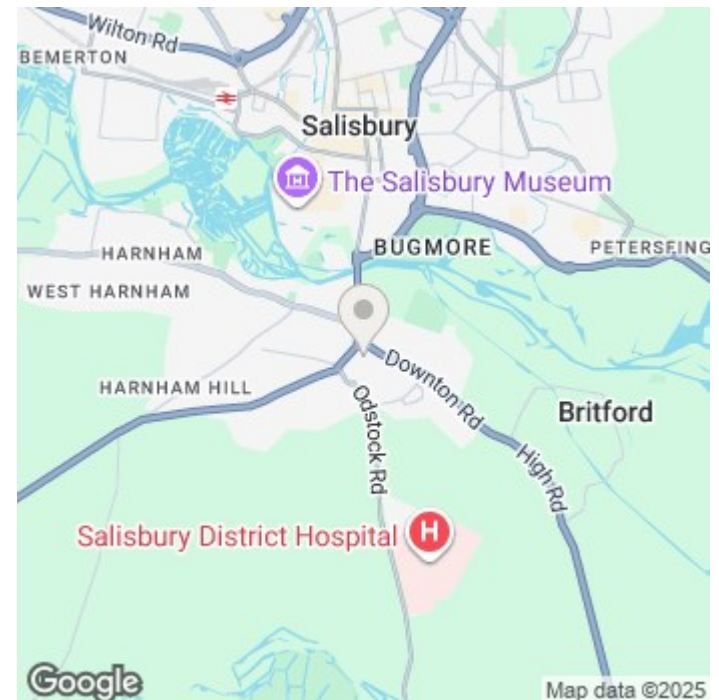


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759.80 sq ft

- Semi detached house
- Two bedrooms
- Sitting room
- Kitchen/dining room
- BathroomPVCu DG and gas CH
- Garage and parking
- Rear garden
- Popular location

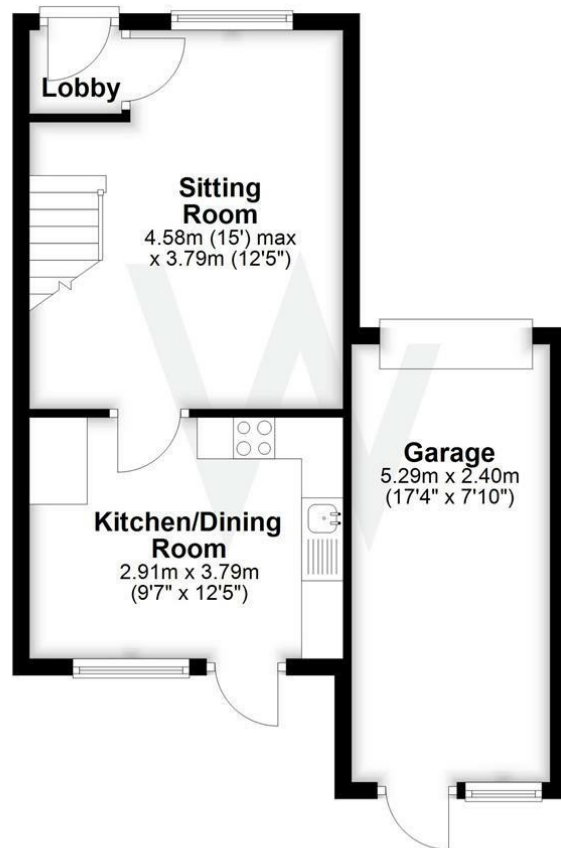






### Ground Floor

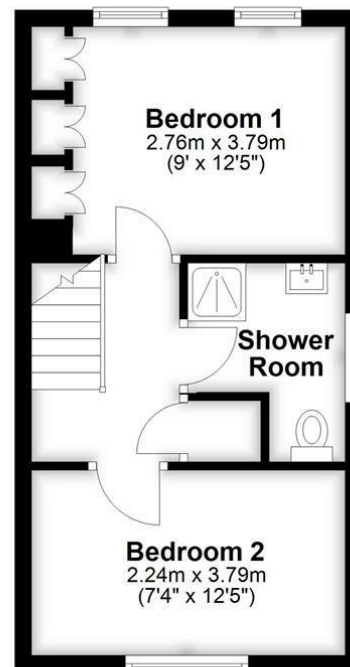
Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 70.6 sq. metres (759.8 sq. feet)

### First Floor

Approx. 28.8 sq. metres (309.5 sq. feet)



## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,350.54 (2025/2026)

Tenure: Freehold

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

Directions: Leave Salisbury in a southerly direction via Exeter Street and continue forwards at the roundabout on to New Bridge Road. stay in the right hand lane to continue forwards through two sets of traffic lights and turn left at the next two mini roundabouts. Continue in to Woodbury Gardens and the property can be found just after the right turn on the right hand side.

what3words: ///bend.dizzy.chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(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	