



9 Bedford Road, Salisbury, Wiltshire, SP2 7LW

£275,000 Freehold

## About The Property

The property is a three bedroom terraced character house which is in need of complete modernisation and is offered to the market with no onward chain.

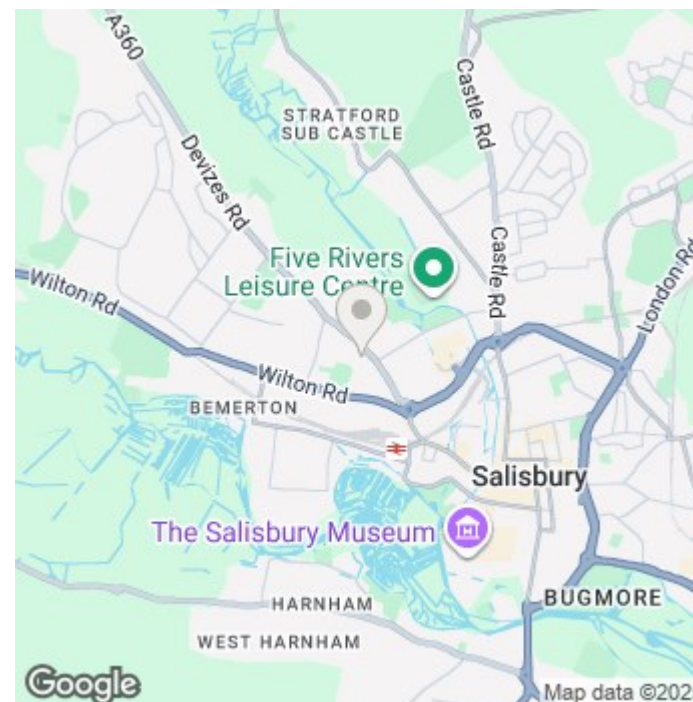
The accommodation comprises an entrance hallway which has an attractive moulded archway and stairs to the first floor. The sitting room has a bay window and there is a dining room which has an understair cupboard. The kitchen has base and wall units, a larder cupboard and a door in to the rear garden.

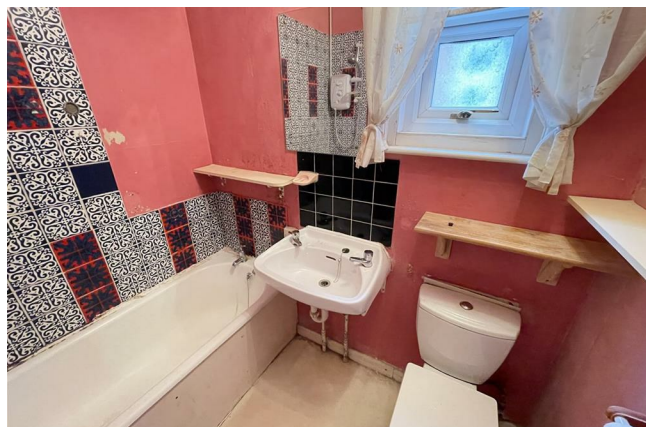
On the first floor are three bedrooms. The main bedroom to the front is a double room and has a cast iron fireplace, as does bedroom two. There is also a family bathroom which has a white three piece suite. The property has PVCu double glazing and electric night storage heating.

To the rear is a garden with a timber shed in addition to two further brick storage areas.

Bedford Road is a cul-de-sac on which there is residents on-street parking. The city centre lies within walking distance and there is a regular bus service on the nearby Devizes Road. Salisbury itself has an excellent range of shops and cultural amenities including a mainline railway station serving London Waterloo.

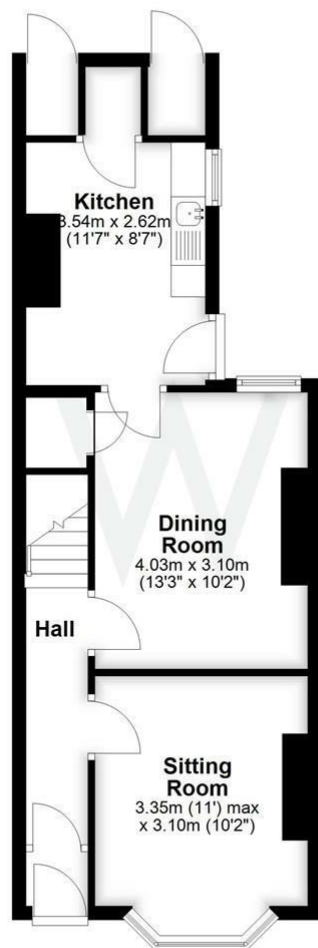
- Terrace house in need of complete modernisation
- Three bedrooms
- Two reception rooms
- Kitchen
- FF bathroom
- PVCu DG and electric heating
- Garden
- No chain





### Ground Floor

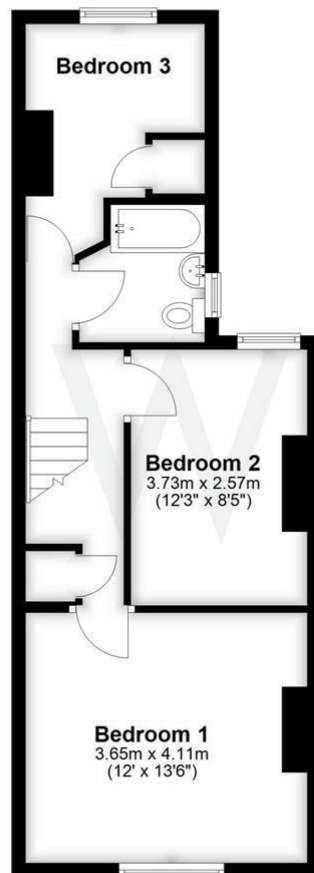
Approx. 43.4 sq. metres (467.1 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 sq. feet)

### First Floor

Approx. 43.1 sq. metres (464.3 sq. feet)



## Further Information

Local authority: Wiltshire Council

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

Tenure: Freehold

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

Heating: Electric heating.

Directions : Leave Salisbury along the A360 Devizes Road turning left just after the zebra crossing into Bedford Road. The property can be found after a short distance on the left hand side.

What3Words : ///focus.misty.takes

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 76                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 46      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |