



40 Meadow Road, Salisbury, Wiltshire, SP2 7BN

£250,000 Freehold

About The Property

The property is a character, two bedroom terraced house with a number of period features and conveniently situated in a side road location just outside the city centre. It is in good order throughout and is offered to the market with no onward chain.

The accommodation comprises an entrance lobby with a further glazed door leading in to the entrance hallway. There is an open plan sitting/dining room with attractive exposed floorboards and two exposed brick chimney breasts with windows to front and rear. There are fitted shelves and a useful storage cupboard and an understair storage area.

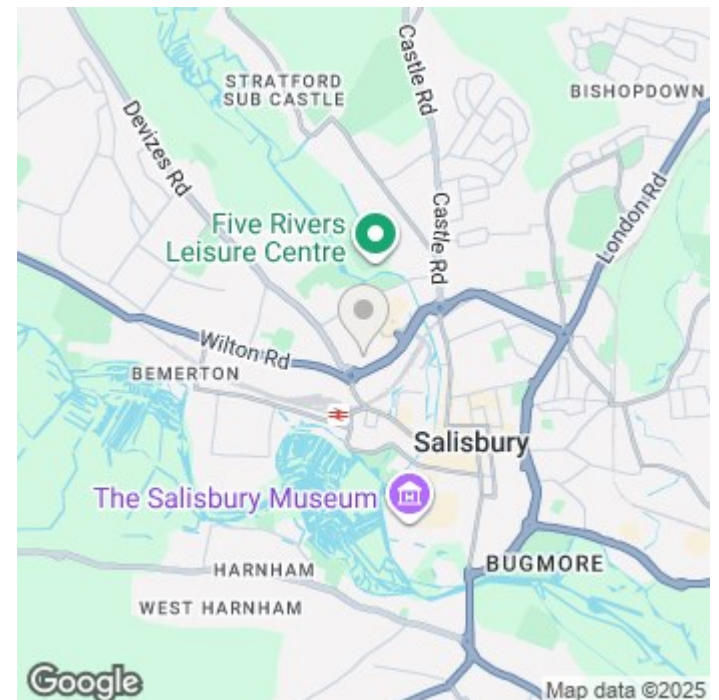
The kitchen has an attractive range of base and wall units with timber work surfaces over. There is a Range style electric oven with a five ring gas hob and extractor with a space for a fridge/freezer. There is wood effect flooring, a Belfast sink under a side window and a door in to the garden area. The kitchen leads through to a utility area where there is space for a washing machine, a wall mounted gas boiler (which has recently been replaced) and a cloakroom.

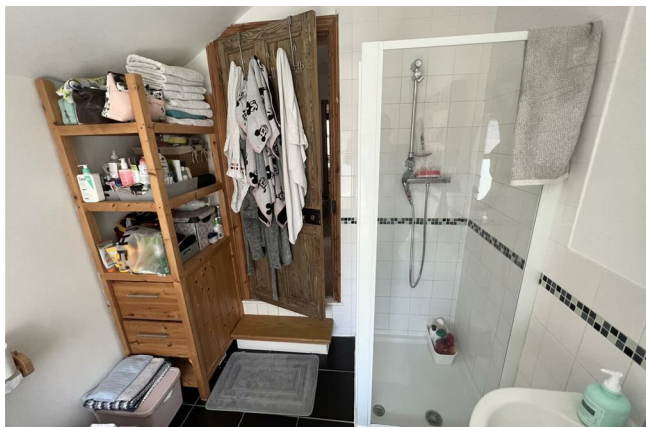
On the first floor are two good size bedrooms, again both with exposed brickwork. The bathroom has a white four piece suite with a claw foot bath and a shower cubicle, part tiled walls and storage shelving and drawers.

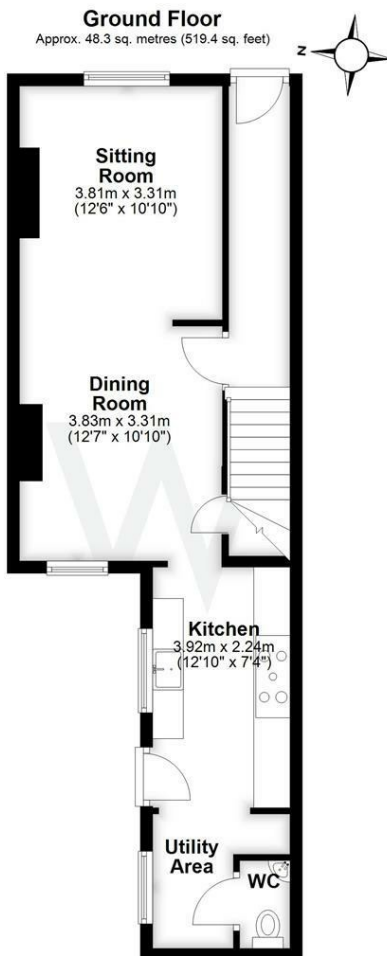
Benefits include PVCu double glazing throughout, stripped wooden doors and woodwork and a low maintenance gravelled garden enclosed by brick walling with a rear access gate.

Meadow Road is a one way street that lies just outside the ring road with easy access to the railway station, Waitrose superstore and the city centre.

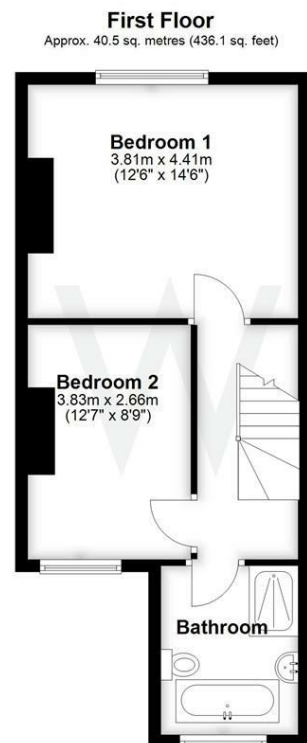
- Character terrace house
- Two bedrooms
- Open plan sitting/dining room
- Kitchen and utility area
- Cloakroom
- FF bathroom with four piece suite
- Gas CH & PVCu DG
- Garden
- Close to city centre and station
- No chain







Total area: approx. 88.8 sq. metres (955.5 sq. feet)



Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From our office in Castle Street, proceed away from the city centre and at the roundabout turn left on to the ring road. At St Pauls roundabout turn right on to Devizes Road then immediately right in to York Road. Meadow Road is the second left and the property can be found on the left hand side.

What3words: ///envy.medium.hook

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	