



9 Dews Road, Salisbury, Wiltshire, SP2 7SN

Guide Price £220,000 Freehold

## A city centre end of terrace house in need of modernisation and offer to the market with no onward chain.

### Description

The property is a character end of terrace house situated in a convenient side road location in close proximity to the city centre and railway station. The accommodation comprises an open plan sitting/dining room with a central staircase and there is also a kitchen which leads in to the rear garden. On the first floor are two bedrooms and a large shower room. Whilst the property is now in need of some updating, it does benefit from gas central heating and PVCu double glazing and a west facing garden. Dews Road is a one way street within easy reach of Salisburys amenities and is offered to the market with no onward chain.

### Property Specifics

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

#### **Sitting/dining room 24'11" x 12'5" (7.60m x 3.81m)**

Window to front, telephone point, cupboard housing gas meter, two radiators, central staircase, fireplace, TV point, window to rear, glazed door to:

#### **Kitchen 10'5" x 6'11" (3.18m x 2.11m)**

Base and wall units, sink and drainer under window to side, space for fridge/freezer, space/plumbing for washing machine, window and part glazed door to rear.

#### **Stairs to first floor - landing**

Exposed floorboards.

#### **Bedroom one 12'7" x 11'1" (3.86m x 3.39m)**

Window to front, telephone point, radiator, exposed floorboards.

#### **Bedroom two 10'9" x 9'10" (3.29m x 3.00m)**

Window to rear, radiator, over stair wardrobe.

#### **Shower room**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, cupboard housing gas boiler, part tiled walls, obscure glazed window to rear.

#### **Outside**

To the rear of the property there is a west facing garden with a paved area and steps up to a lawned area, enclosed on all sides.

### Services

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

### Outgoings

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

### Directions

Leave Salisbury via Fisherton Street and turn right at the mini roundabout before the bridge in to Dews Road. the property can be found after a short distance on the right hand side.

### WHAT3WORDS

What3Words reference is: [///editor.rams.hush](https://www.what3words.com/#!/editor.rams.hush)



**Ground Floor**  
Approx. 35.9 sq. metres (386.2 sq. feet)



**First Floor**  
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

**WHITES**  
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