



53 Holmes Road, Riverdown Park, Salisbury, Wiltshire, SP1 3DF

£340,000 Freehold

## About The Property

The property is a modern semi detached house situated on the popular Riverdown Park development on the north-eastern outskirts of the city. This three bedroom house is presented in excellent order throughout and comprises on the ground floor an entrance hallway with a useful utility storage cupboard housing washing machine, a cloakroom and a kitchen with an excellent range of white fronted units and an integrated oven, hob and fridge/freezer. There is a sitting/dining room with French doors leading out on to the rear garden. On the first floor are three bedrooms with the main bedroom having fitted wardrobes. There is also a family bathroom and all the suites are white. All blinds/curtains are included in the purchase price.

To the front of the property is an area of garden with a path to the front door which extends around the side in to the rear garden via a side access gate. The rear garden has a patio, the remainder being lawned and enclosed by timber fencing. There is also a garden shed with water butt. The parking area is adjacent to the house within which the property owns two allocated spaces.

The property lies away from passing traffic and there is a pleasant central green area nearby. The Castle Hill Country Park also lies a short walking distance away. The property lies on the north-eastern edge of the city providing excellent access into the city centre and also on to the A30 which serves Andover, Basingstoke and London. Nearby amenities include a convenience store, doctors' and veterinary surgeries and primary schools on this development and the Bishopdown Farm development. No onward chain.



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207.50 sq ft

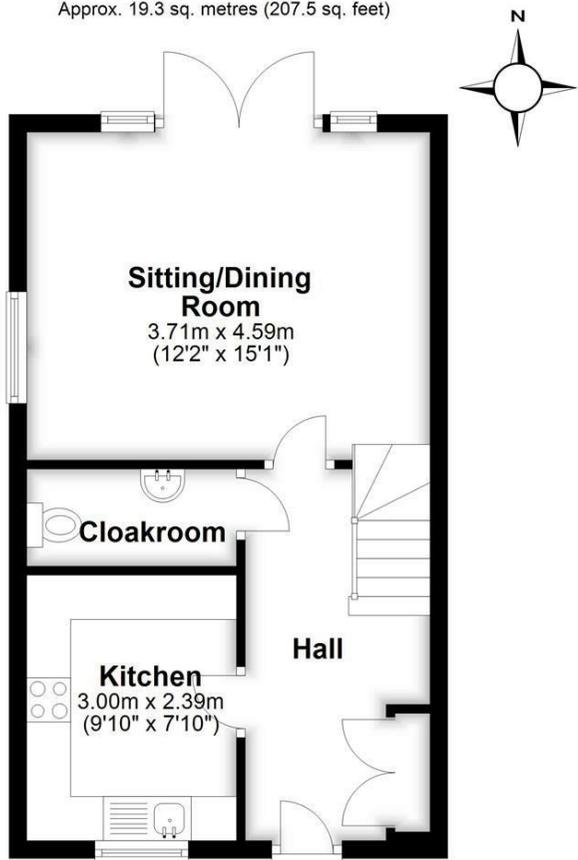
- Modern semi detached house
- Three bedrooms
- Sitting/dining room
- Kitchen
- Cloakroom
- FF bathroom
- PVCu DG & gas CH
- Garden
- Two allocated parking spaces
- No chain





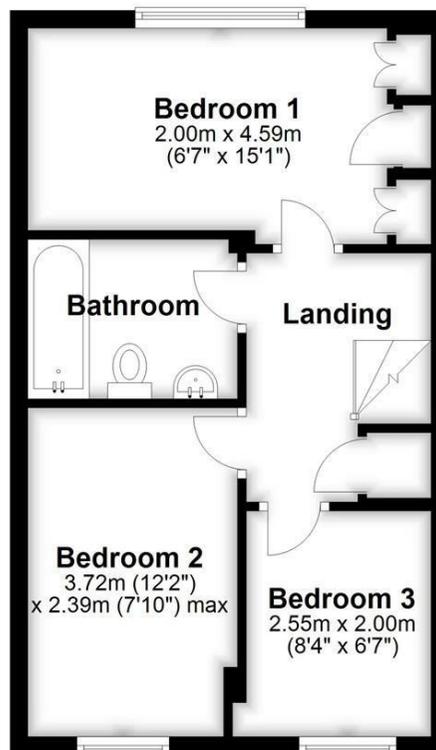
### Ground Floor

Approx. 19.3 sq. metres (207.5 sq. feet)



### First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 19.3 sq. metres (207.5 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury on the A30 London Road and at the second roundabout by the BMW garage turn left on to Pearce Way. Take the third turning on the right (first turning being into the Premier Inn) and at the T junction turn right. Follow the road around to the left and the property can be found on the right hand side.

What3words: ///spouting.ringers.reported

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	