



67 Montgomery Gardens, Salisbury, Wiltshire, SP2 7UG

£250,000 Freehold

About The Property

The property is a modern two double bedroom end of terrace house (in a small terrace of three), situated at the end of this popular residential cul de sac.

The accommodation is presented in good order throughout and has the benefit of a private garden and two off road parking spaces next to the house. The ground floor accommodation has attractive wood effect flooring and comprises an entrance hallway with a useful understair cupboard. There is a sitting/dining room with space for a table and chairs and French doors lead in to the rear garden which enjoys an easterly aspect.

The kitchen has a good range of cream fronted base and wall units with timber work surfaces and an integrated oven, hob and extractor. There is also space for a fridge/freezer and a washing machine.

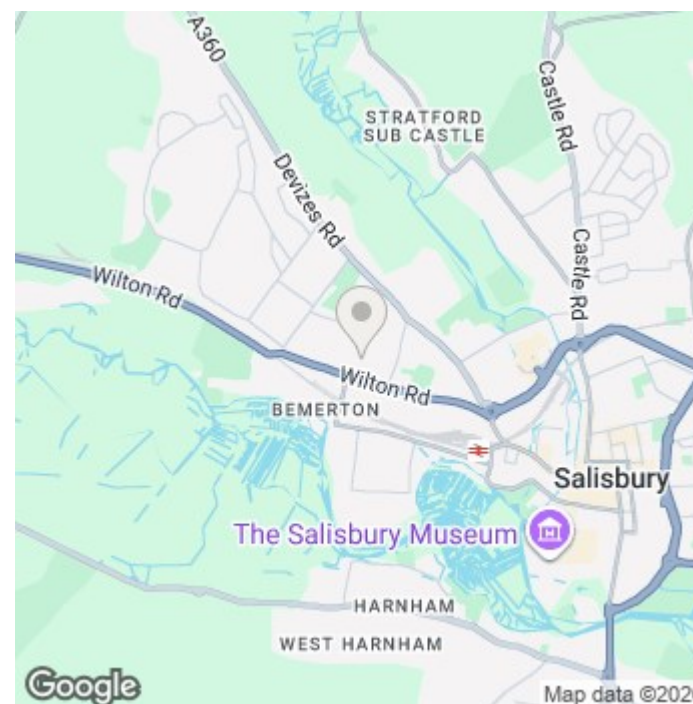
On the first floor the main double bedroom overlooks the rear garden and the second double bedroom has useful over stair storage cupboards. The bathroom has a white suite with a shower over the bath and storage cupboard under the sink. It has a tiled floor and part tiled walls.

There is a partly boarded loft area which is accessed via a pull down ladder. Further benefits include PVCu double glazing throughout and gas central heating. To the front of the house is a low maintenance gravel and paved area, two parking spaces beside the house and a gate leads in to the rear garden which is paved and lawned with a flower border and enclosed by timber fencing.

Montgomery Gardens lies on the western side of the city in a convenient position with access to the railway station along Wilton Road. There is a Tesco Express and a Waitrose outlet nearby, together with a regular bus service on Wilton Road into the city centre which lies approximately half a mile away.



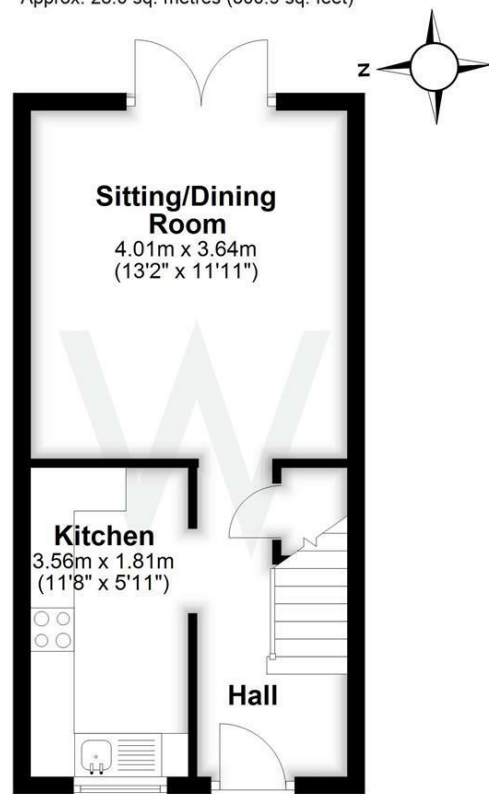
- End of terrace house
- Two bedrooms
- Sitting/dining room
- Kitchen
- FF bathroom
- Gardens
- PVCu double glazing
- Gas CH
- Two off road parking spaces
- Cul de sac location





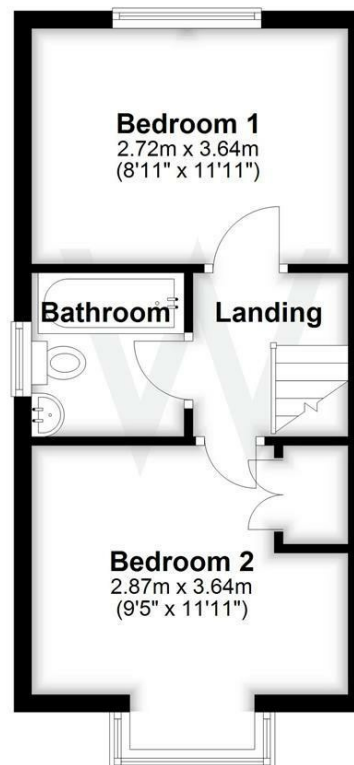
Ground Floor

Approx. 28.0 sq. metres (300.9 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 56.4 sq. metres (606.7 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 central heating

Directions: Leave our office in Salisbury and proceed out on the Devizes Road. Go over the roundabout and turn left into India Avenue, taking the first turning left into Christie Miller Road. Turn right into Montgomery Gardens and proceed to the bottom of the cul de sac. Bear left and the property can be found in the right hand corner.

What3words: ///type.cope.back

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(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