

VENDITUM

RESIDENTIAL SALES

EST. 2004



51 Bingham Road

Salisbury, SP1 3EB

£275,000



A three bedroom end terrace house occupying a lovely plot within this perennially popular location. 51 Bingham Road is a well loved and maintained family home that now offers some potential to improve and personalise. The house is double glazed with modern electric heating, a useful entrance porch has been added as well as a sun/garden room. Outside, 51 Bingham Road has a lovely rear garden which benefits from a sunny aspect and good degree of privacy. Potential exists to create off road parking and build a garage (subject to permission). Situated along a pedestrianised section of the road, number 51 has a lovely outlook over a green area. Bishopdown is a very popular residential location with convenience shop, very popular schools, churches and bus stops all within walking distance. Attractive downland walks are also on its doorstep and Salisbury city centre is also within easy reach. An early internal viewing is advised.



Directions

Proceed to St Marks Avenue following the road as it enters Bishopdown and turns into Bishopdown Road. After the mini roundabout turn left into Bingham Road, follow the road as it bends right where number 51 can be found on the left hand side.

Entrance Porch

Double glazed door.

Hall

Stairs to first floor.

Lounge 10'7" x 17'10" (3.25m x 5.45m)

Double glazed door to front and rear garden. Electric night storage heater. Feature fireplace with low level storage.

Kitchen/Dining Room 17'10" x 10'5" (5.45m x 3.2m)

Dining Area – Double glazed windows to front and side.

Kitchen – Matching range of wall and base units with space for cooker, plumbing and space for washing machine. Inset stainless steel sink unit with mixer tap over. Two full height storage/larder cupboards. Electric night storage heater, double glazed door and window.

First Floor Landing

Double glazed window to rear. Electric night storage heater. Access to loft.

Bedroom One 10'4" x 11'11" (3.15m x 3.65m)

Double glazed window to front.

Bedroom Two 9'10" ext to 11'11" x 10'11" (3m ext to 3.65m x 3.35m)

Double glazed window to front aspect. Full height airing cupboard.

Bedroom Three 7'8" x 8'8" (2.35m x 2.65m)

Double glazed window to rear. Full height wardrobe cupboard.

Bathroom

Panelled bath with electric shower over and pedestal basin. Tiled splashbacks, obscure double glazed window to rear aspect. Electric heater.

Cloakroom

Low level WC. Obscure double glazed window.

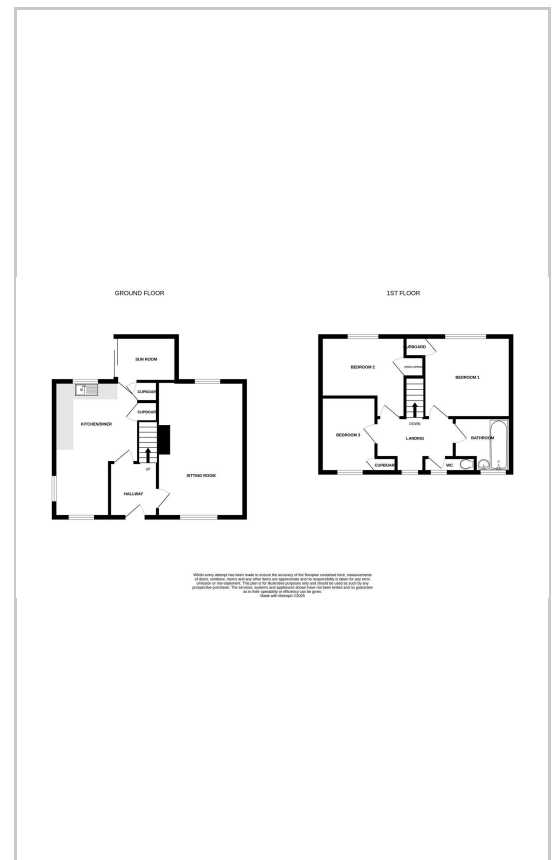
Outside

To the front of the house is a small lawned area with pathway to the front door. To the rear of the house is a lovely garden well enclosed by wall and wooden fencing. Immediately outside the sun room is a paved area with steps up to a gently sloping lawn with a selection of planting. At the far end of the garden is a generous area of hard-standing with garden shed.

Area Map



Floor Plans



Energy Efficiency Graph

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

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