

14 Ashfield Road
Salisbury







A superbly presented and conveniently situated two-bedroom, bay fronted terraced house with many character features typical of its period.

14 Ashfield Road

Salisbury, SP2 7EW

Guide Price:

£275,000



- Two bedroom mid-terraced house
- Walking distance into town centre
- Great road links to A303 and A30
- Kitchen/breakfast room
- Sitting room with bay window and fireplace
- Garden
- Residents on street parking
- Double glazing
- Large, bright master bedroom
- Gas central heating

The Property

This attractive bay-fronted two-bedroom terraced house dates from around the turn of the last century and retains many character features typical of the period, including an arched hallway with corbels, exposed wooden floorboards, traditional internal doors and feature fireplaces.

The ground floor offers two reception rooms, both with original fireplaces with the front sitting room benefitting from a bay window. To the rear, the kitchen incorporates a small side extension providing a separate dining/breakfast area, which enjoys views over the pleasant lawned garden. Subject to the usual planning and building regulation consents, there is potential to extend further to the rear.

On the first floor are two well-proportioned bedrooms, with the principal bedroom spanning the full width of the front of the property. A well-appointed bathroom is located to the rear and includes a shower over the bath.

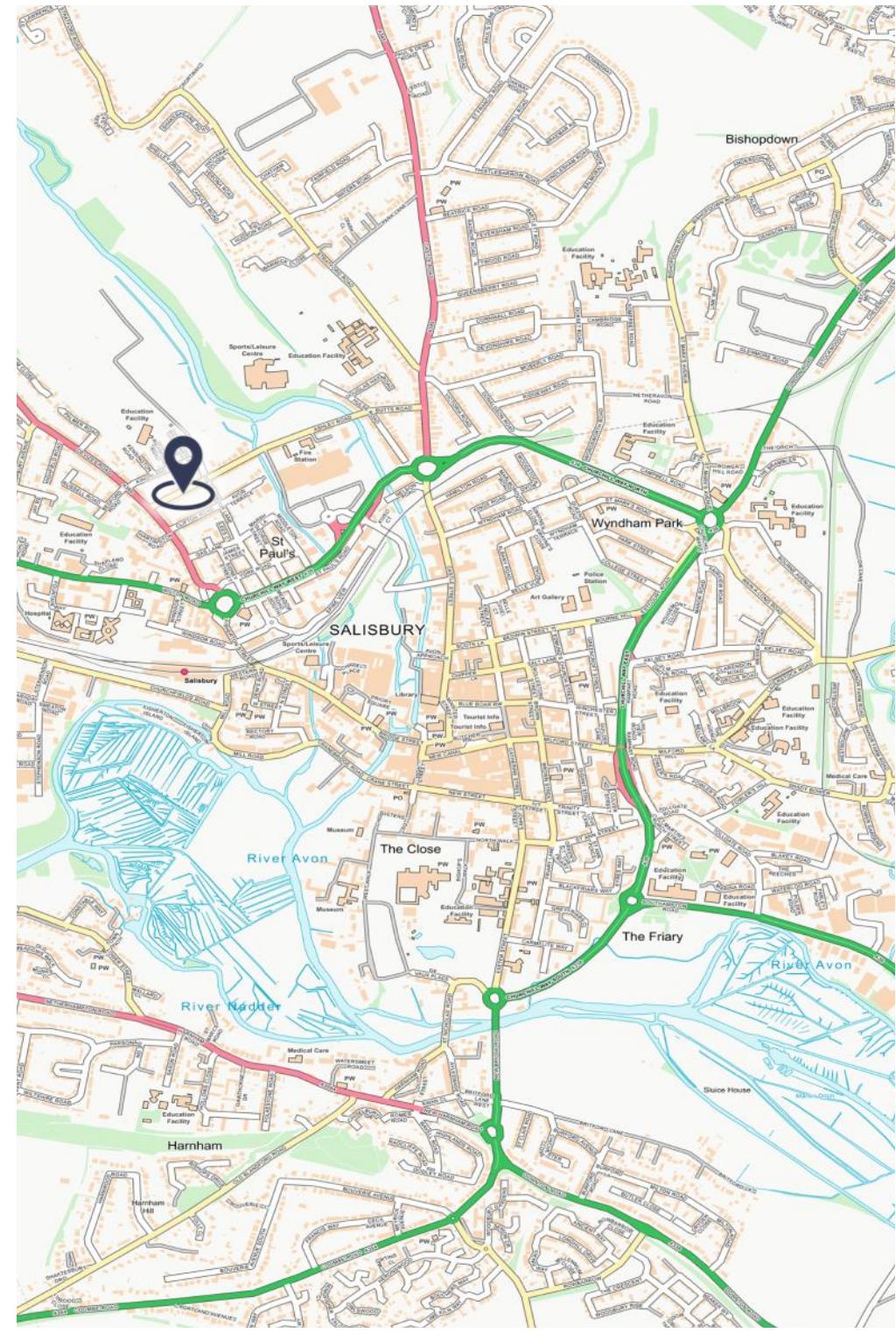
The property benefits from gas central heating via a modern boiler, double glazing throughout and is presented in good decorative order.

Two parking permits can be applied for through Wiltshire Council.

Services - All mains services are connected. Ofcom suggests that all major mobile networks offer good coverage and Ultrafast broadband is available

Tenure	EPC Rating
Freehold	D (66)
Outgoings	Size
Council Tax Band: C	882 sq ft







Outside

A wrought iron pedestrian gate opens to steps leading up to the covered front door, which is an attractive Regency-style composite door. To the rear, the garden features a generous area of lawn, a brick-built external shed and a slightly raised planting bed in the right-hand corner. The property also benefits from rear access via a single gate.



Location

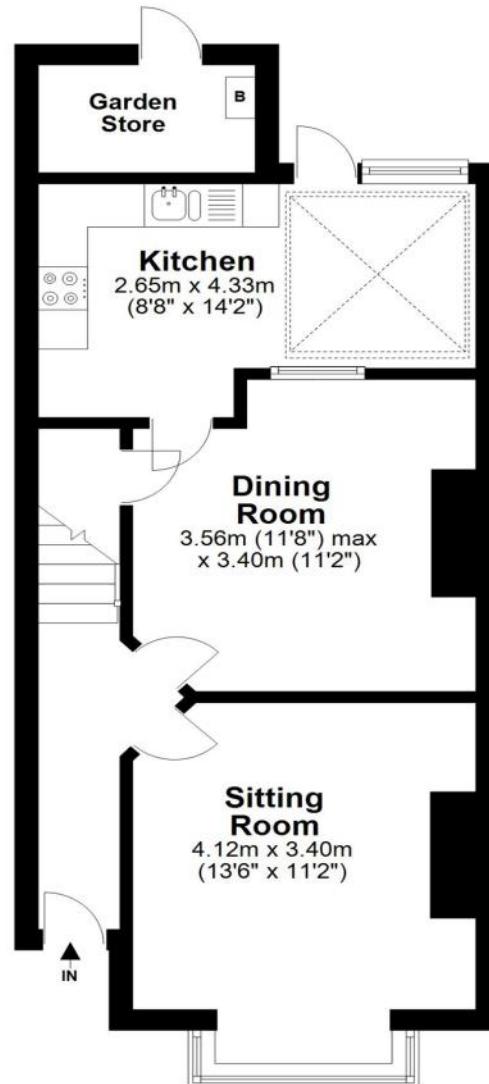
The property is located in an established and convenient residential area approximately one mile west of Salisbury city centre. It is well served by a wide range of local amenities, including a recently opened Tesco Metro, a dental practice, and a selection of additional shops and takeaway outlets along nearby Wilton Road.

Public transport links are readily accessible and, for those who commute, Salisbury's mainline railway station is within easy walking or cycling distance, providing direct services to London Waterloo in approximately 85 minutes.

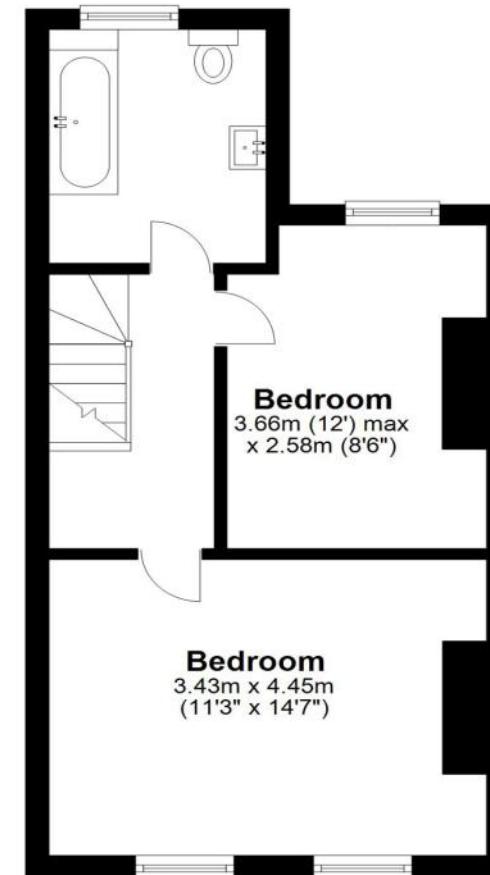
For those who enjoy the outdoors, there is an excellent choice of nearby riverside walks, most notably the Broken Bridges footpath, which connects to Harnham via the water meadows and offers a particularly pleasant circular route returning to the property.



Ground Floor



First Floor



Total area: approx. 81.9 sq. metres (882.1 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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