45 Clifton Road, Salisbury, Wiltshire, SP2 7BP

£240,000 Freehold

About The Property

The property is a character terraced house which is in need of some updating and is set in a side road location just outside the ring road.

The well proportioned accommodation comprises an entrance hallway with a tiled floor and stairs to the first floor. There is a large reception room within which the sitting room area has a window to the front and a cupboard housing the electric fusebox and meter. The dining area has space for a table and chairs, an understair cupboard and French doors leading out on to the rear garden. The entire room has attractive wood effect flooring.

The kitchen has a range of units with an electric oven with space for a dishwasher and the sink is under a window to the side, It has a tiled floor, some exposed brickwork, a door in to the garden and the gas boiler is housed in a cupboard. Accessed from the garden is a gardeners WC and a store/utility housing the washing machine,

On the first floor, the landing has a storage cupboard and a loft access. The main bedroom has fitted wardrobes and the second bedroom has a feature fireplace. The bathroom has a four piece suite with an extractor and part tiled walls. The house benefits from gas central heating and PVCu double glazing.

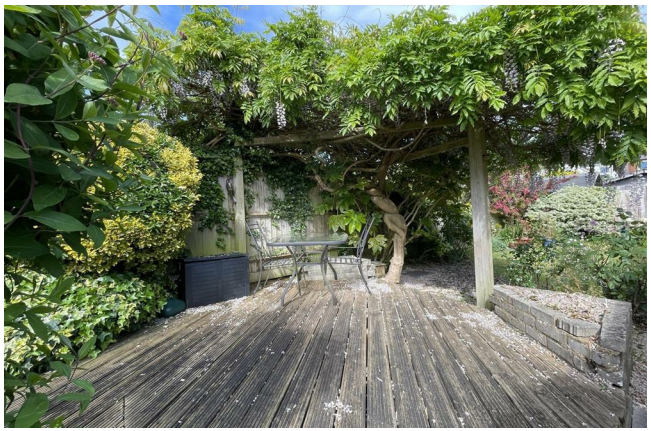
The house is set back from the road having a small front garden area and a path leading to the front door. The rear garden is a particular feature of the property, being quite private and a good size. It has decked and lawned areas with attractive planting and foliage with a timber shed and a path leading to a rear access gate.

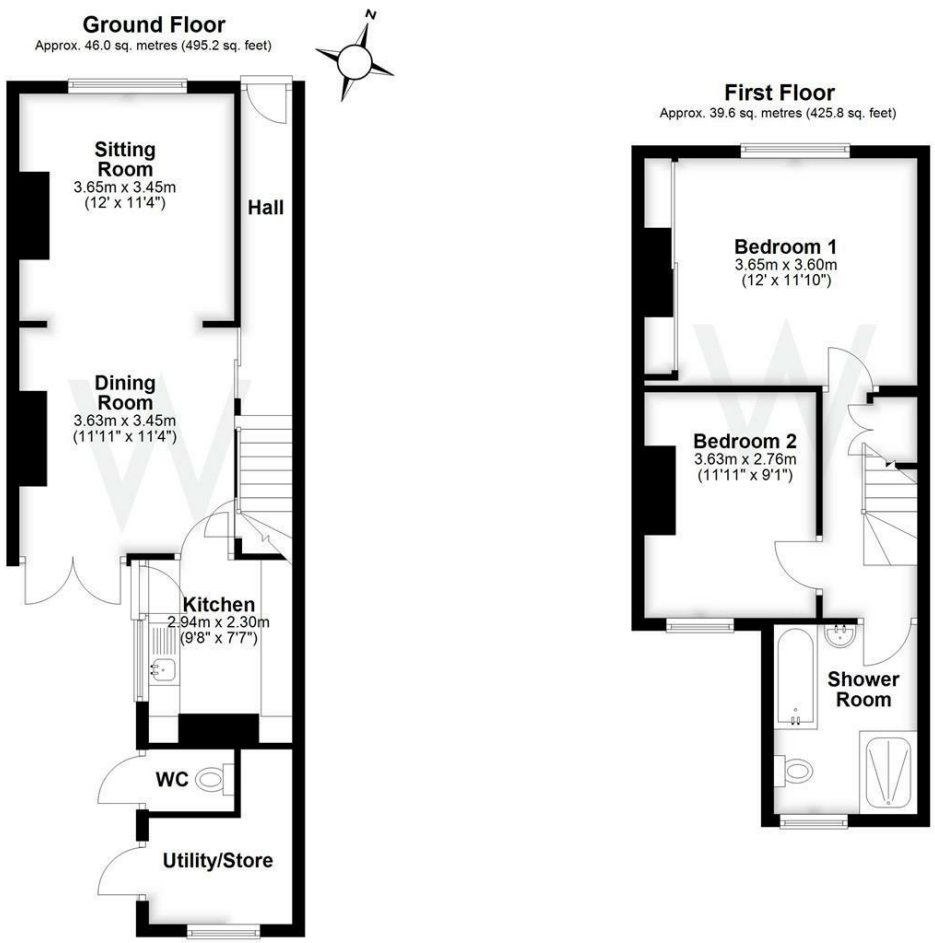
Clifton Road lies just outside the ring road with convenient access to the city centre and nearby amenities include the railway station and Lidl and Waitrose stores. It is also within the local primary school catchment area.

2 | 1 | 1 | 921.00 sq ft

- Character terraced house
- Two bedrooms
- Large reception room
- FF bathroom
- Kitchen
- PVCu DG and gas CH
- Long rear garden
- Some updating required
- Side road location
- Situated just outside the ring road

BREAD





Total area: approx. 85.6 sq. metres (921.0 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

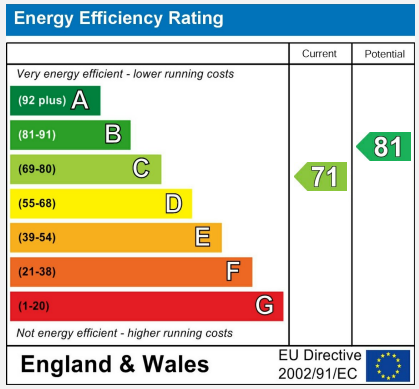
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: Leave Salisbury on the A360 Devizes Road. Clifton Road is the second turn on the right and the property can be found towards the end on the left hand side.

What3words:///pots.cafe.liner



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