


63 Balmoral Road, Salisbury, Wiltshire, SP1 3PZ

Guide Price £375,000 Freehold

## About The Property

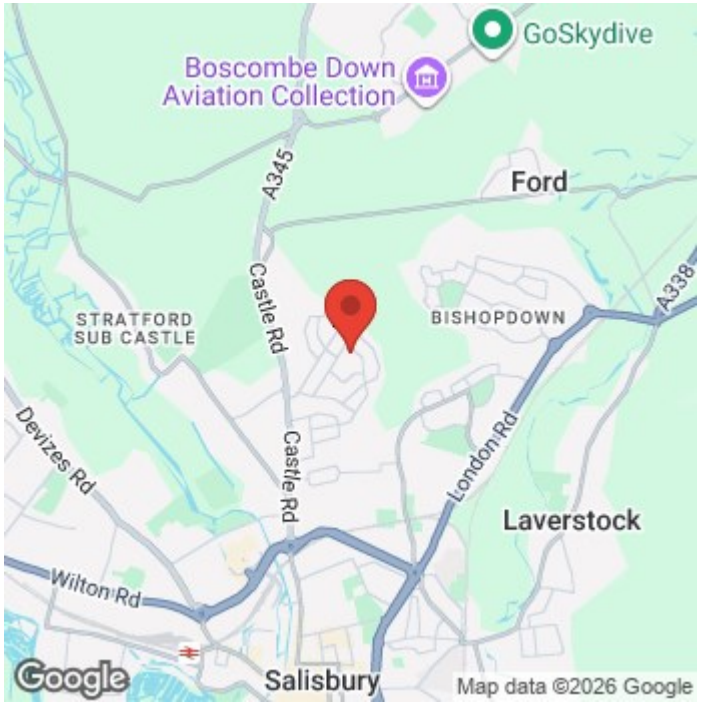
An extended four bedroom detached bungalow situated in a popular residential location on the northern side of the city. The well proportioned accommodation consists of, on the ground floor, a porch, entrance hallway, sitting room with patio doors leading on to the garden and fireplace, kitchen which has a good range of units and a door to the side driveway, dining room, shower room and three bedrooms, two with wardrobes. There is a further bedroom and bathroom on the first floor where there is a good amount of eaves storage. The property benefits from PVCu double glazing and gas central heating by radiators. Externally there is off road parking for a number of vehicles in front of a detached garage which has power and light and a pedestrian door to the garden which also has views over the surrounding area.

Further scope exists for further extension and or roof conversion. There is no onward chain.

Balmoral Road lies upon the popular Pauls Dene Estate which has a regular bus service to the city centre which lies approximately 1.5 miles away. There is also a useful convenience store on the nearby Castle Road. Further nearby amenities include a girls' grammar school and a popular primary school (St Marks). Salisbury itself has an excellent range of amenities including a mainline railway station serving London Waterloo.

4 2 2 1238.70 sq ft

- Detached Bungalow
- Elevated Position
- Four Bedrooms
- Bathroom and Shower Room
- Sitting and Dining Room
- Garage and Parking
- Good Garden
- Gas Central Heating
- Double Glazing
- No Onward Chain
















Total area: approx. 115.1 sq. metres (1238.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: E - £3394.83 (2026/2027)

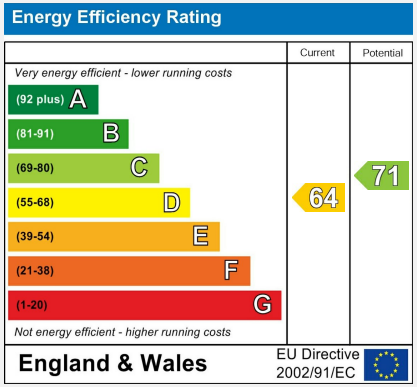
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators.

Directions: Leave Salisbury via Castle Road and turn right at the mini roundabout into St Francis Road. Take the first right into Thistlebarrow Road. Take the first left into Sunnyhill Road. This continues into Balmoral Road where the property will be seen on the right.

What3words: ///grows.blurts.masts




WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP