



40 Queen Mary Road, Salisbury, Wiltshire, SP2 9LD

£325,000 Freehold

A three bedroom semi detached house in a cul de sac location with parking and a good size garden.

Description

The property is a three bedroom semi detached house with well proportioned accommodation with the benefit of off road parking and a private rear garden. Set within a popular cul de sac on the north western side of the city, the accommodation comprises an entrance hallway and a sitting room with a bay window. This leads through to a dining room which has French doors leading on to the rear garden. There is a kitchen and on the first floor are three bedrooms and a family bathroom. Benefits include PVCu double glazing and gas central heating, picture rails in most rooms, an open fireplace in the sitting room and far reaching views from bedrooms two and three. Queen Mary Road lies within a popular residential area approximately two miles from the city centre which is served by a bus route and nearby amenities include a primary school and a secondary school. Salisbury has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance hall

Stairs with storage cupboard under, cupboard housing electric meter, radiator.

Sitting room 11'2" x 10'0" (3.41m x 3.05m)

Bay window to front, radiator, open fireplace with brick surround and timber mantel over, TV point. square arch to;

Dining room 11'2" x 10'8" (3.41m x 3.26m)

French doors to garden, radiator.

Kitchen 13'0" x 8'2" both max (3.98m x 2.51m both max)

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob and extractor over, space for fridge/freezer, space/plumbing for washing machine and slimline dishwasher, radiator, breakfast bar, window to rear and part glazed door to side.

Stairs to first floor - landing

Window to side, airing cupboard housing hot water cylinder and immersion.

Bedroom one 11'6" x 10'8" (3.52m x 3.26m)

Window to rear, radiator.

Bedroom two 9'11" x 8'9" (3.04m x 2.67m)

Window to front, radiator.

Bedroom three 8'5" x 6'10" (2.57m x 2.09m)

Window to front, radiator.

Bathroom

Low level WC, wash hand basin, panelled bath with shower screen and shower over. Fully tiled, PVCu double glazed window. Access to loft space.

Outside

To the front of the property is an area providing off road parking for two cars. There is a side access gate leading in to the rear garden which comprises a patio area the remainder being lawned and enclosed on all sides. There is a timber shed, an outside tap, light and power points.

Services

Mains gas water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

Directions

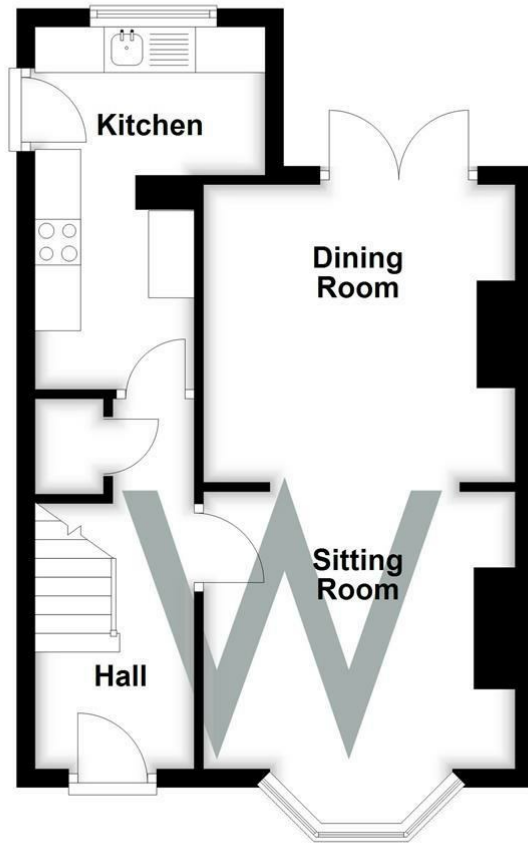
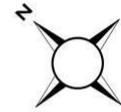
Leave Salisbury on the A360 Devizes Road and after approximately one mile turn left on to Queen Alexandra Road. Take the second right turn in to Queen Mary Road and the property can be found after a short distance on the right hand side.

WHAT3WORDS

What3Words reference is: ///goes.magic.lunch

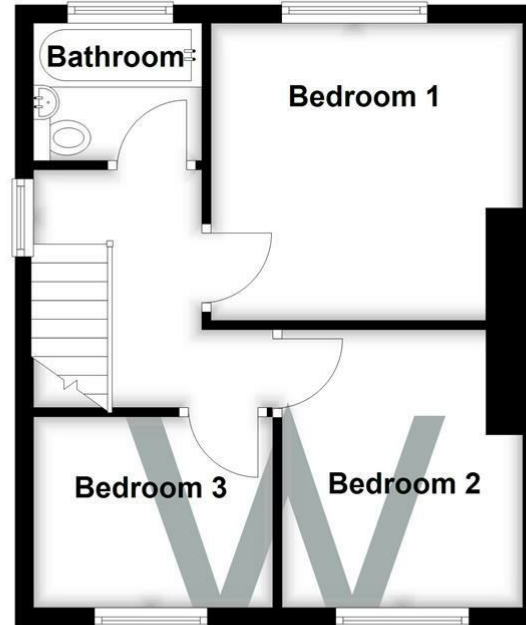
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 72.5 sq. metres (779.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(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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