



7 Richmond Road, Salisbury, Wiltshire, SP2 7DH

Guide Price £325,000 Freehold

**An extremely well presented and extended three bedroom semi detached house offered to the market with no onward chain.**

## **Description**

The property is an extended three bedroom semi detached house in excellent order throughout and situated in a popular side road location just outside the city centre. The accommodation has period features including stripped wooden doors, some exposed floorboards and timber flooring (in the hallway and kitchen/dining room) together with the benefits of PVCu double glazing and gas fired central heating. On the ground floor there is a sitting room, an understair cloakroom and a useful utility/storage cupboard. The kitchen/dining room has been extended and has excellent storage units and ample living space with French doors leading on to the rear garden which has a south westerly aspect. On the first floor are three bedrooms and a bathroom with a contemporary white suite. To the front of the property is an off road parking space. Richmond Road lies in a convenient position near to the railway station. A Waitrose store and leisure centre and the city centre lies closeby.

## **Property Specifics**

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

### **Entrance hall**

Inset doormat, radiator, stairs, utility/storage cupboard housing gas fired boiler and space/plumbing for washing machine, telephone point.

### **Sitting room 11'8" x 10'4" max (3.58m x 3.17m max)**

Window to front, radiator, two TV points, fireplace.

### **Kitchen/dining room 21'2" x 16'2" both max (6.46m x 4.93m both max)**

Fitted with an excellent range of base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, integrated electric oven with four ring gas hob and extractor over, integrated dishwasher and fridge/freezer, two velux windows, inset spotlights, space for table and chairs and additional furniture.

### **Cloakroom**

Fitted with a low level WC, wash hand basin with cupboard under, radiator, obscure glazed window to side, tiled floor.

### **Stairs to first floor - landing**

Window to side, loft access.

### **Bedroom one 10'1" x 10'1" (3.08m x 3.08m)**

Window to rear, exposed floorboards, radiator.

### **Bedroom two 11'6" x 10'1" (3.53m x 3.08m)**

Window to front, exposed floorboards, radiator.

### **Bedroom three 7'11" x 5'7" (2.42m x 1.72m)**

Window to front, radiator.

## **Bathroom**

Fitted with a white suite comprising panelled bath with waterfall shower and shower screen, low level WC, wash hand basin with cupboard under, part tiled walls, extractor, inset spotlights, heated towel rail.

## **Outside**

To the front of the property is a gravelled area providing off road parking for a smaller car. The rear garden has a patio area with outside light and timber steps up to a lawned area and timber shed. Enclosed by timber fencing with a side access gate.

## **Services**

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

## **Outgoings**

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

## **Directions**

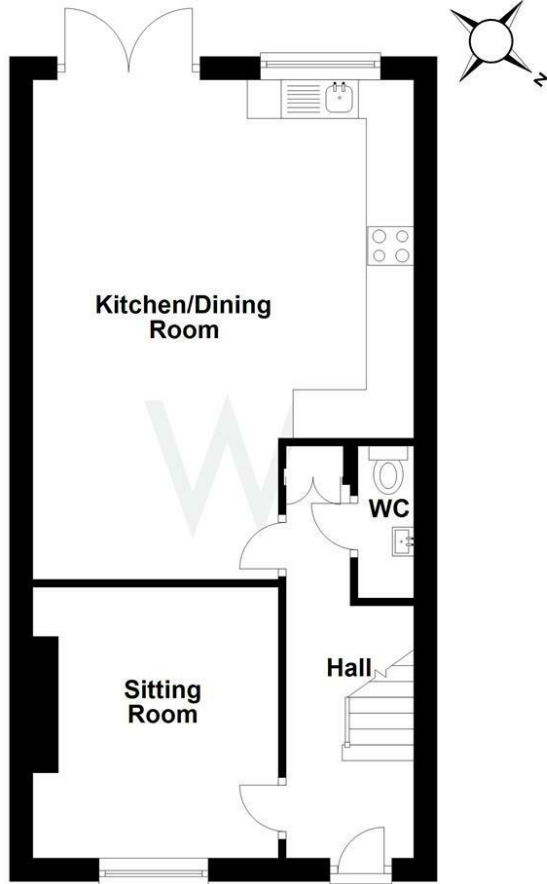
Leave Salisbury on the A360 Devizes Road taking the fourth turning on the right in to Kingsland Road. Take the second left in to Richmond Road and the property can be found on the left hand side.

## **WHAT3WORDS**

What3Words reference is: [///tribune.amuse.hammer](https://www.what3words.com/tribune.amuse.hammer)

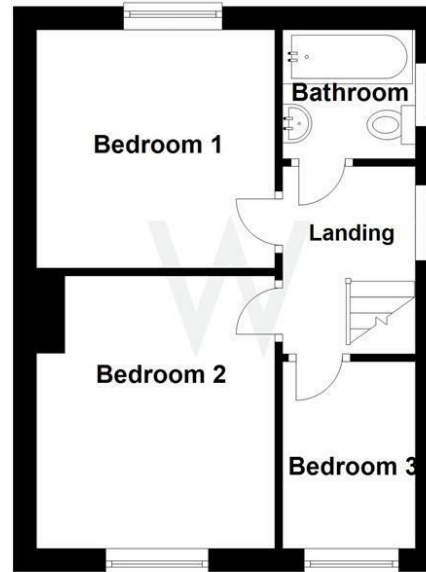
### Ground Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



### First Floor

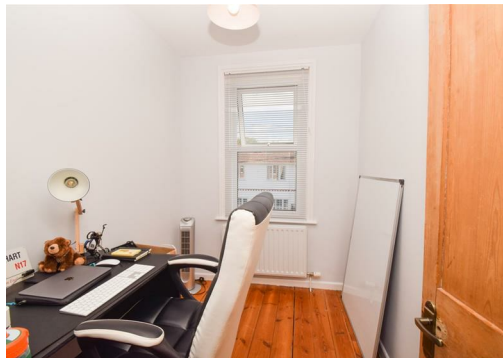
Approx. 32.9 sq. metres (354.1 sq. feet)



Total area: approx. 82.5 sq. metres (888.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(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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