



9 Dews Road, Salisbury, Wiltshire, SP2 7SN

Guide Price £225,000 Freehold

A city centre end of terrace house in need of modernisation and offer to the market with no onward chain.

Description

The property is a character end of terrace house situated in a convenient side road location in close proximity to the city centre and railway station. The accommodation comprises an open plan sitting/dining room with a central staircase and there is also a kitchen which leads in to the rear garden. On the first floor are two bedrooms and a large shower room. Whilst the property is now in need of some updating, it does benefit from gas central heating and PVCu double glazing and a west facing garden. Dews Road is a one way street within easy reach of Salisburys amenities and is offered to the market with no onward chain.

Property Specifics

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

Sitting/dining room 24'11" x 12'5" (7.60m x 3.81m)

Window to front, telephone point, cupboard housing gas meter, two radiators, central staircase, fireplace, TV point, window to rear, glazed door to:

Kitchen 10'5" x 6'11" (3.18m x 2.11m)

Base and wall units, sink and drainer under window to side, space for fridge/freezer, space/plumbing for washing machine, window and part glazed door to rear.

Stairs to first floor - landing

Exposed floorboards.

Bedroom one 12'7" x 11'1" (3.86m x 3.39m)

Window to front, telephone point, radiator, exposed floorboards.

Bedroom two 10'9" x 9'10" (3.29m x 3.00m)

Window to rear, radiator, over stair wardrobe.

Shower room

Fitted with a white suite comprising low level WC, pedestal wash hand basin, shower cubicle, cupboard housing gas boiler, part tiled walls, obscure glazed window to rear.

Outside

To the rear of the property there is a west facing garden with a paved area and steps up to a lawned area, enclosed on all sides.

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 via Fisherton Street and turn right at the mini roundabout before the bridge in to Dews Road. the property can be found after a short distance on the right hand side.

WHAT3WORDS

What3Words reference is: [///editor.rams.hush](https://www.what3words.com/#!/editor.rams.hush)

Ground Floor
Approx. 35.9 sq. metres (386.2 sq. feet)



First Floor
Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(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

WHITES
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