



39 Queen Alexandra Road, Salisbury, Wiltshire, SP2 9LL

Guide Price £585,000 Freehold

Character detached house offering a self contained annexe if required, garden and parking.

Directions

From our offices in Castle Street proceed north, turning left on to the ring road. At the next roundabout turn right on to the A360 Devizes Road and go over the mini roundabout. Take the fourth left into Queen Alexandra Road where number 39 will be seen on the right hand side.

Description

This a very unusual detached house offering terrific options either as a large family home or divided to include a full, self contained annex and extending to approx 1800 sq ft. Offered in good order throughout, benefits include gas central heating by radiators, double glazing, front and rear gardens, great parking and a good number of spacious rooms. There is a lovely conservatory overlooking the rear garden and a home office/study. The gardens are well stocked with a number of sitting areas and with garage to rear. We highly recommend an internal inspection to fully appreciate what this lovely home has to offer.

Property Specifics

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

Entrance hall

Stairs to first floor, built in shelves.

Cloakroom

Low level wc, hand basin, extractor fan.

Sitting room

Bay window to front elevation, open brick fireplace, open to:

Dining room

Sliding doors to conservatory.

Conservatory

Double doors to garden, folding doors to:

Study

Range of built in storage cupboards.

Kitchen

Range of work surfaces with base and wall cupboards and drawers. Stainless steel single drainer sink unit with mixer tap, space for freestanding cooker with hood over, plumbing and space for washing machine and dishwasher, Space for American fridge/freezer. Door to conservatory.

Landing

Hatch to insulated loft with foldaway ladder, power and light, recently fitted Worcester combination gas boiler for heating and hot water.

Bedroom one

Bay window to front elevation, full width range of mirror fronted wardrobes.

Bedroom three

Freestanding wardrobe.

Bedroom four

Bathroom

Panel bath, wc, hand basin and shower cubicle with thermostatic mixer shower. Heated towel rail, shelved cupboard.

ANNEXE:

Entrance hall

Stairs to first floor.

Living/Dining Room

With bow window and understairs cupboard, door to conservatory.

Kitchen

Work surfaces with base and wall mounted cupboards, inset single drainer sink unit with mixer tap, fitted gas cooker, dishwasher, washing machine, space for fridge freezer, part tiled walls.

Landing

Built in cupboards.

Bedroom two

Shower Room

Shower cubicle with thermostatic mixer shower and rainshower head, wc and hand basin in vanity unit, built in double wardrobe cupboard.

Outside

The property is approached through a wrought iron pedestrian gate leading to pathway to both front doors. Flower beds, shrubs, lawn and central rockery. Low wall to front and fencing to sides.

The rear garden has a large sitting area with low brick wall leading to lawn with mature shrubs, trees and flower beds. To the rear is a parking area for up to 5 vehicles. NB there is a full vehicular access over the lane to the left of the house.

Services

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

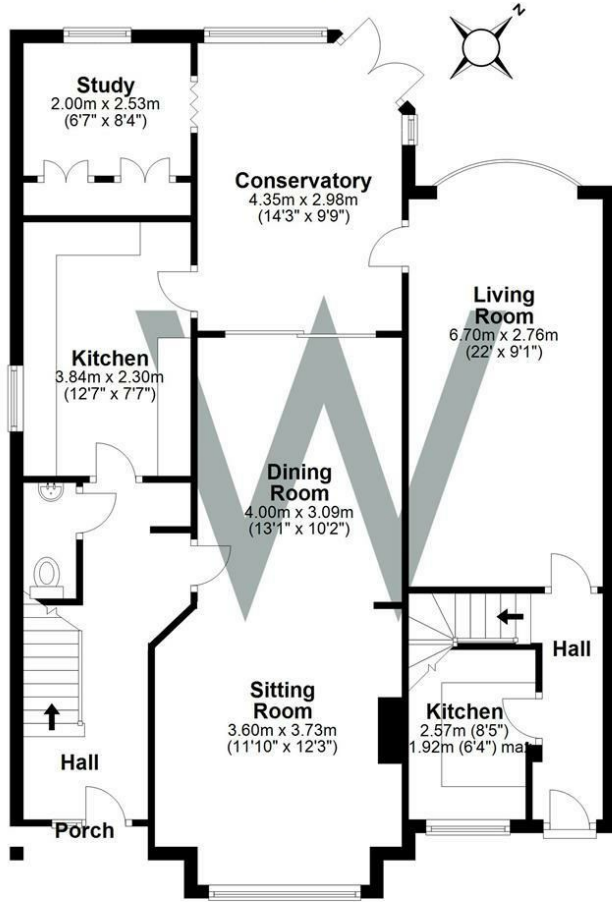
Outgoings

The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,927.95.

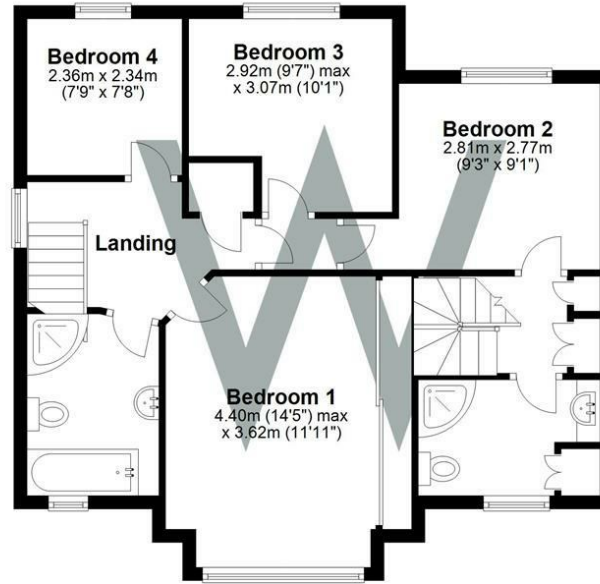
WHAT3WORDS

What3Words reference is:///motel.cheese.view

Ground Floor
Approx. 99.8 sq. metres (1074.0 sq. feet)



First Floor
Approx. 65.6 sq. metres (706.6 sq. feet)



Total area: approx. 165.4 sq. metres (1780.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			



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