



91 Bingham Road, Bishopdown, Salisbury, Wiltshire, SP1 3EB

£250,000 Freehold

A three bedroom terraced house in need of some updating and benefiting from double glazing, gas central heating and gardens.

Directions

Leave Salisbury on the A30 London Road and at the first set of traffic lights turn left onto the Bishopdown development. Take the first right onto Seth Ward Drive and after the left hand bend, turn right into Bingham Road. The property can be found after a short distance on the right hand side.

Description

The property is a well proportioned three bedroom terraced house situated on a side road location on this popular development and is in need of some updating. The accommodation comprises an entrance hallway which leads to the sitting room which has patio doors leading on to the rear garden. There is a kitchen/breakfast room which also accesses the rear garden. On the first floor are two double bedrooms and a further single bedroom all with built in wardrobes. There is a shower room and a separate WC. Benefits include PVCu double glazing, gas central heating, a rear garden with a useful brick built shed and a front garden which could ultimately be used for off road parking. Bingham Road is a side road near to the facilities available on the development which include a convenience store, post office and a primary school. There is also a regular bus service to the city centre which lies approximately 2 miles away.

Property Specifics

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

Entrance hall

Stairs to first floor, storage cupboard, tiled floor, radiator.

Sitting room 17'11" x 10'8" (5.47m x 3.26m)

Window to front and patio doors to rear, wood laminate floor, radiator, TV and telephone point.

Kitchen/dining room 14'0" x 9'4" both max (4.27m x 2.87m both max)

Fitted with base and wall units, sink and drainer, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine and dishwasher, radiator, space for table and chairs, understair storage cupboard, windows and part glazed door to garden.

Stairs to first floor - landing

Window to rear, loft access, inset spotlights.

Bedroom one 11'11" into wardrobes x 10'3" (3.65m into wardrobes x 3.13m)

Window to front, over stair cupboard housing gas boiler, fitted wardrobes, electric heater.

Bedroom two 10'8" x 9'4" (3.26m x 2.85m)

Window to front, over stair wardrobe, fitted dressing table and drawers, radiator.

Bedroom three 8'3" x 7'6" (2.53m x 2.31m)

Window to rear, built in wardrobe, electric heater, fitted dressing table and drawers.

Shower room

Fitted with a corner shower cubicle, wash hand basin, radiator, wood effect floor, fully tiled walls, electric heater, extractor, obscure glazed window to rear.

Separate WC

Fitted with a low level WC, wood effect floor, obscure glazed window to rear.

Outside

To the front of the property is an open plan lawned area with a side access gate in to the rear garden. This is both paved and lawned with a useful brick storage shed (measuring 3.08m x 1.85m) with power, light and window. There is an outside tap and the garden is fenced on all sides.

Services

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

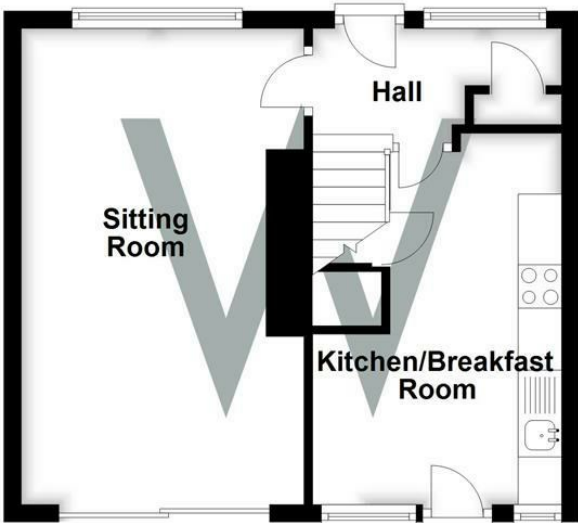
Outgoings

The Council Tax Band is ' C ' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,948.28.

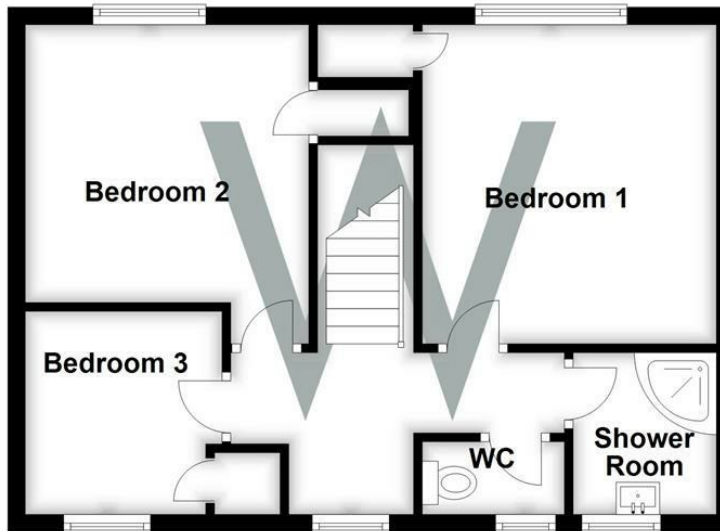
WHAT3WORDS

What3Words reference is: [///warbler.spot.juicy](https://www.what3words.com/spot/juicy-warbler)

Ground Floor



First Floor



Total area: approx. 79.0 sq. metres (849.9 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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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