



125 Lower Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NJ

£225,000 Freehold

**A two bedroom end of terrace house in a popular area, in need of updating and offered to the market with no onward chain.**

### **Description**

The property is a character end of terrace house which is perfectly habitable but is now in need of some modernisation and is offered to the market with vacant possession. The accommodation comprises an entrance hallway, a sitting room with a stone fireplace, and a dining room that leads through to a kitchen. On the first floor are two good sized bedrooms and a bathroom. The property benefits from PVCu double glazing and gas central heating and has a garden which has a useful rear access gate. The proposed improvements would include the replacement of the kitchen and bathroom suite, together with repainting and redecorating throughout. Lower Road lies in Lower Bemerton which is a popular suburb on the western outskirts of the city and amenities include Tesco, Waitrose and Co-op outlets on the nearby Wilton Road and a well regarded primary school.

### **Property Specifics**

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

#### **Entrance hall**

Radiator, inset doormat, stairs with cupboard under, wall mounted thermostat.

#### **Sitting room 11'10" x 9'10" max (3.61m x 3.014m max)**

Window to front, radiator, TV and telephone point, stone fireplace with tiled hearth and timber mantel over.

#### **Dining room 11'10" x 8'8" (3.61m x 2.66m)**

Window to rear, radiator, TV point, through to:

#### **Kitchen 17'5" x 5'11" (5.32m x 1.82m)**

Fitted with base and wall units, space/plumbing for washing machine and gas cooker, space for fridge and freezer, sink and drainer under window to rear, part glazed door to garden.

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

Doors to bedrooms and bathroom.

#### **Bedroom one 14'11" x 11'9" (4.57m x 3.60m)**

Two windows to front, radiator.

#### **Bedroom two 11'10" x 8'8" (3.62m x 2.65m)**

Window to rear, radiator.

### **Bathroom**

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

### **Outside**

To the front of the house there is a small garden area with a low level brick wall. The rear garden has patio and lawned areas enclosed by walling with a timber shed and a rear 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**

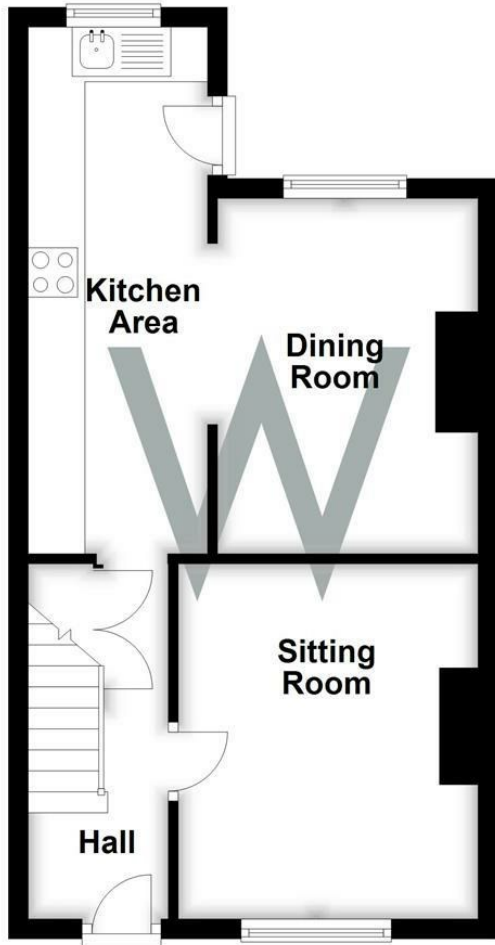
From our offices in Castle Street take the A36 Wilton Road turning left just beyond the Shell petrol station into Cherry Orchard Lane. At the T-junction turn right into Lower Road. Continue along this road through the double bend and the property can be found on the right hand side just after the turn for Skew Bridge Road.

### **WHAT3WORDS**

What3Words reference is: [///pass.picked.views](https://www.what3words.com/#!/pass.picked.views)

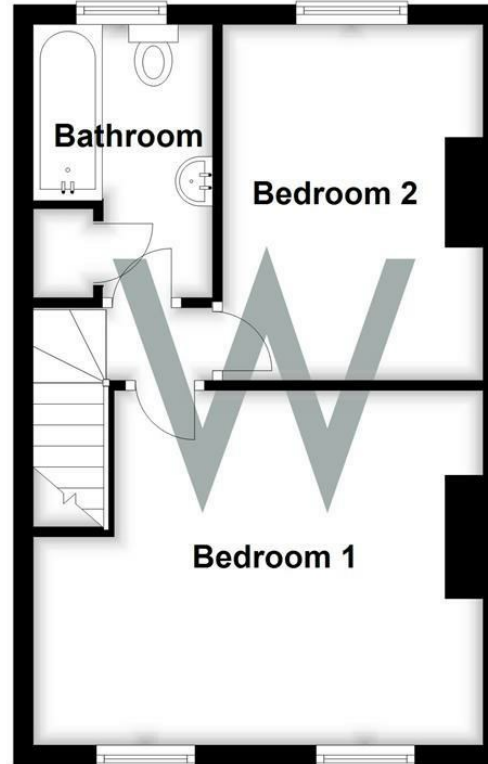
## Ground Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**WHITES**  
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