



20 Polden Road, Salisbury, Wiltshire, SP1 2JU

£230,000 Freehold

A character terrace house in a side road location and offered in excellent order throughout.

Directions

From our offices in Castle Street proceed towards the city centre passing the Market Square and turning right in to Brown Street. Take the first left in to Milford Street, turning right at the traffic lights in to Rampart Road. Continue around the double bend and just before the junction with Southampton Road, turn left in to Waterloo Road. Take the first right in to Polden Road and the property can be found towards the end on the right hand side.

Description

The property is a character terraced house offering well presented accommodation and is situated at the end of a no through road. The accommodation comprises a dining room which leads to a sitting room which has an attractive exposed brick chimney breast. Both rooms have solid Oak flooring. The kitchen has been extended and has an excellent range of units with an integrated oven and hob. There is a rear lobby which accesses the rear garden and this also leads to the bathroom which has a contemporary white suite. On the first floor are two double bedrooms, both with feature fireplaces and a dressing room leads from the main bedroom. Further benefits include PVCu double glazing, gas central heating and a low maintenance paved rear garden with a useful rear access and path which leads on to Southampton Road. Permit parking is available on road and there is no onward chain.

Property Specifics

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

Dining room 11'3" x 11'1" (3.44m x 3.38m)

Window to front, radiator, telephone point, cupboard housing electric fusebox, understair cupboard, through to:

Sitting room 11'8" x 11'1" (3.58m x 3.38m)

Exposed brick chimney breast, radiator, wall mounted thermostat, through to:

Kitchen 10'5" x 7'7" (3.18m x 2.33m)

Fitted with cream fronted base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, integrated electric oven and grill, four ring gas hob and extractor over, space for fridge/freezer, slate floor, inset spotlights, through to:

Rear Lobby

Space/plumbing for washing machine, part glazed door to garden, door to:

Bathroom

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, panelled bath with shower and shower screen, fully tiled walls, radiator, inset spotlights, roof lantern, obscure glazed window to side.

Stairs to first floor - landing

Fitted bookshelving.

Bedroom one 11'10" x 11'1" (3.61m x 3.38m)

Window to rear radiator, feature cast iron fireplace with timber surround and mantel over, over stair wardrobe, door to:

Dressing room 7'11" x 5'7" (2.43m x 1.71m)

Window to side, wall mounted gas boiler, hanging rail.

Bedroom two 11'2" x 11'1" (3.41m x 3.38m)

Window to front, radiator, feature cast iron fireplace.

Outside

To the front there is a paved area enclosed by walling and a gate. The rear garden has some timber decking, attractive stone patio and a large timber shed. There is a rear gate that provides access on to Southampton Road.

Services

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

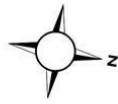
Outgoings

The Council Tax Band is ' B ' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,704.74.

WHAT3WORDS

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

Ground Floor
Approx. 39.7 sq. metres (427.4 sq. feet)



First Floor
Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 69.8 sq. metres (751.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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