



12 St Francis Road, Salisbury, Wiltshire, SP1 3QS

£325,000 Freehold

**A three bedroom semi detached house which is in need of some updating and offered to the market with no onward chain.**

## **Description**

The property is a three bedroom semi detached house situated in a popular location on the northern side of the city. The house is in need of some updating but offers an excellent opportunity to improve and extend a house in a popular residential road. The house currently benefits from gas central heating and PVCu double glazing. The well proportioned accommodation comprises an entrance hallway, a sitting room with a bay window and a dining room with French doors to the rear. There is a kitchen which needs updating and this has a door to the rear. On the first floor there are three bedrooms with the main bedroom having a bay window and the second bedroom has a fitted wardrobe. The bathroom has a white suite with a shower over the bath. Outside there is a driveway providing off road parking and a detached garage. There is an area of front garden and the large rear garden is a particular feature of the house. There are also two outside storage areas attached to the house, one with WC. The property is situated about one mile from the city centre and there is a Co-Op store on Castle Road. It is also within easy reach of South Wilts Grammar School, Five Rivers Leisure Centre and Waitrose supermarket. There are great walks at Old Sarum and in the surrounding countryside and The Old Castle public house lies nearby.

## **Property Specifics**

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

### **Entrance hall**

Entrance porch with tiled floor, part glazed timber front door to hallway with window to side, stairs with two cupboards under, picture rail.

### **Sitting room 12'0" x 11'10" max (3.66m x 3.63m max)**

Bay window to front, TV point, radiator, picture rail, tiled fireplace with gas fire.

### **Dining room 12'4" x 10'11" (3.77m x 3.33m)**

French doors and windows to rear, tiled fireplace with gas fire, picture rail, radiator.

### **Kitchen 9'3" x 7'4" (2.82m x 2.25m)**

Fitted with base and wall units, sink and drainer under window to side, integrated four ring hob and extractor, integrated electric oven, space/plumbing for washing machine, door to rear.

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

Window to side, electric heater, loft access, picture rail.

### **Bedroom one 11'10" x 11'8" max (3.63m x 3.56m max)**

Bay window to front, tiled fireplace, picture rail, radiator.

### **Bedroom two 12'1" x 11'8" max (3.70m x 3.57m max)**

Window to rear, tiled fireplace, picture rail, radiator.

### **Bedroom three 8'0" x 6'10" (2.45m x 2.10m)**

Window to front, radiator, picture rail, telephone point.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath with Triton shower over, cupboard housing gas boiler, heated towel rail, part timber panelled and tiled walls.

### **Outside**

To the front of the property is a garden area with a wall to the front boundary. A driveway provides off road parking in front of a DETACHED GARAGE 5.38m x 2.59m with an up and over door. A side gate leads in to the rear garden which is a good size and is enclosed by block walling and timber fencing.

### **Services**

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

### **Outgoings**

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

### **Directions**

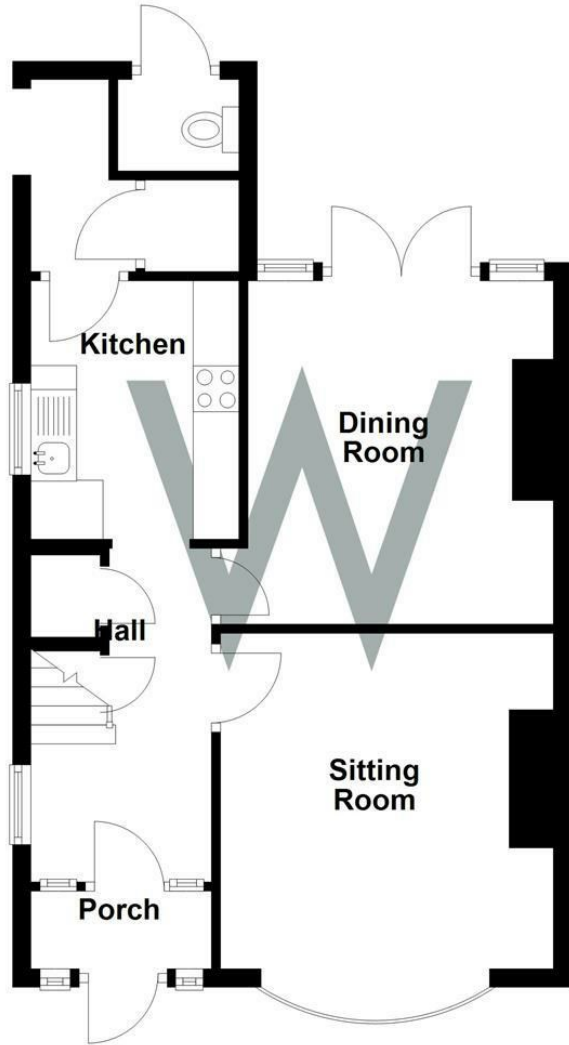
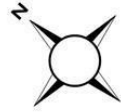
From our office proceed north along Castle Road and at the mini-roundabout turn right into St Francis Road. Proceed for a short distance up the hill and the property can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///mouth.pianists.neatly](https://www.what3words.com/lookup////mouth.pianists.neatly)

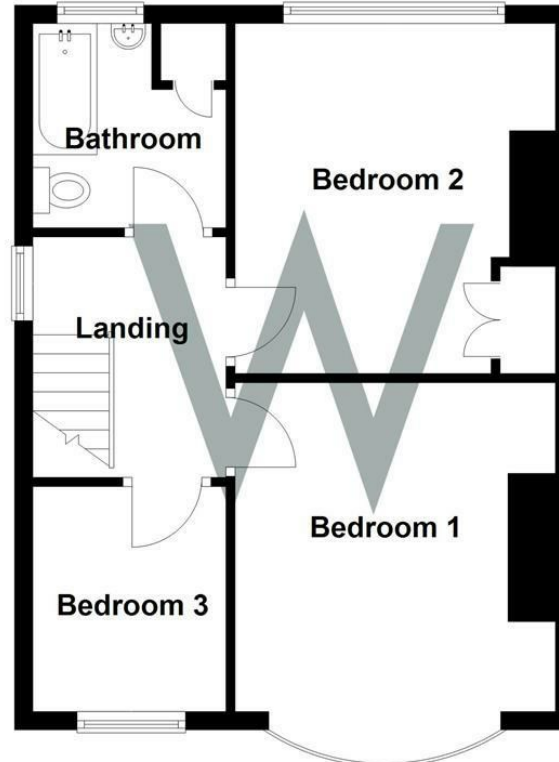
## Ground Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



## First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

**WHITES**  
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