



11 Cambridge Road, Salisbury, Wiltshire, SP1 3BW

Guide Price £425,000 Freehold

A character detached house in need of complete renovation also offering the potential to extend and create a lovely family home with a large garden.

Directions

From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards in to Castle Road. After the first set of traffic lights turn right in to Cornwall Road and continue to the top of the hill in to Cambridge Road. The house can be found on the left hand side before the left hand bend towards the school.

Description

The property is a detached house situated in a popular residential road on the northern side of the city. Occupying an elevated position, the house has some far reaching views and a large garden to the rear. The house offers tremendous potential for extensive modernisation and the opportunity to extend and create a wonderful family home. Currently, the accommodation comprises a large hallway, two reception rooms and a good size kitchen/breakfast room. On the first floor are three bedrooms, two of which are doubles and there is a smaller third bedroom and a bathroom. There is double and secondary glazing and part gas heating. A further benefit is the driveway which offers parking for a number of vehicles. Cambridge Road lies in a popular residential area approximately a mile from the city centre and nearby amenities include Wyndham Park Infants school, St Marks Junior school, South Wilts Grammar school, a convenience store on Castle Road, a leisure centre and a Waitrose supermarket. Salisbury city centre has an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

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

Entrance hall

Part glazed front door with leaded windows, stairs, telephone point.

Sitting room 14'0" x 12'11" (4.27m x 3.94m)

PVCu double glazed bay window to front, radiator, TV point.

Dining room 14'0" x 11'5" (4.28m x 3.50m)

Part glazed door to rear and windows to rear, radiator, TV point.

Kitchen 16'9" x 8'2" (5.13m x 2.51m)

Double sink and drainer with cupboards under, two secondary glazed windows to side, gas boiler, glazed door to rear, space/point for electric cooker, understair cupboard with fusebox and meter and window to side, glazed door to garden.

Stairs to first floor - landing

Secondary glazed window to side, loft access.

Bedroom one 14'1" x 13'0" (4.30m x 3.97m)

PVCu double glazed bay window to front with far reaching views.

Bedroom two 14'0" x 11'5" (4.27m x 3.49m)

Secondary glazed window to rear, hot water tank and immersion.

Bedroom three

PVCu double glazed window to front.

Bathroom

Fitted with a suite comprising panelled bath, low level WC, pedestal wash hand basin, secondary glazed window to rear.

Outside

To the front of the property is a lawned garden and driveway providing off road parking with a hedged front boundary. The rear garden is a particular feature of the property, laid to lawn and enclosed on all sides. There is a semi derelict detached garage..

Agents Note

This house does not have gas central heating.

Services

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

Outgoings

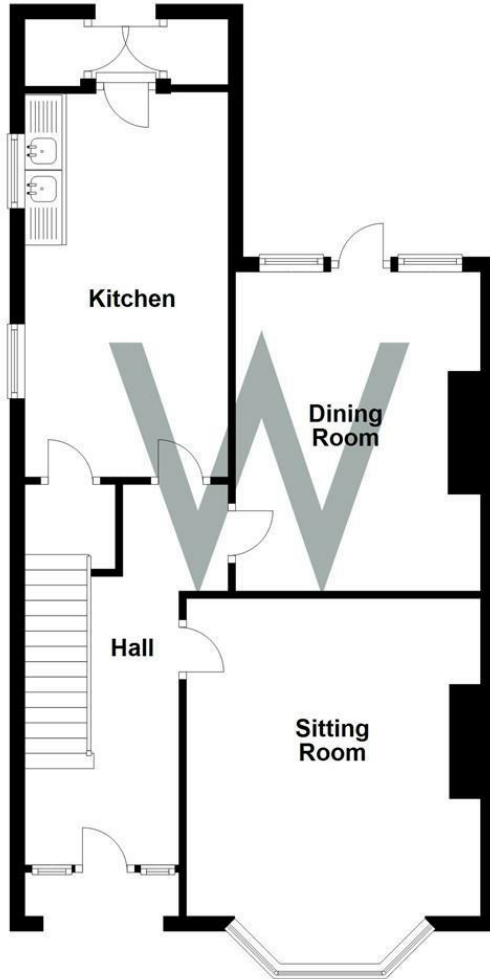
The Council Tax Band is 'E' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,678.90.

WHAT3WORDS

What3Words reference is: ///candy.tall.groom

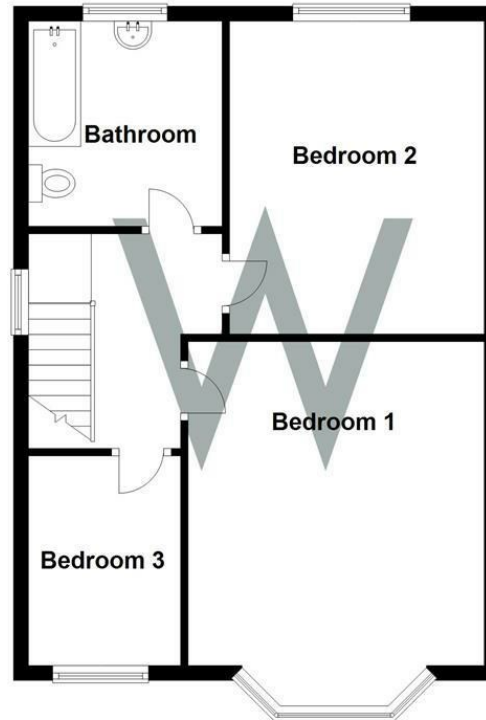
Ground Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)



Total area: approx. 114.4 sq. metres (1231.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	82
England & Wales		EU Directive 2002/91/EC	

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