



11 Lower Road, Salisbury, Wiltshire, SP2 9NB

Guide Price £345,000 Freehold

A higher status, turn of last century town house in a popular location on the edge of the city.

Description

A higher status, turn of last century town house in a popular location on the edge of the city, within walking distance of local mini mart and railway station. Benefits include gas fired central heating by radiators, double glazed windows, well stocked walled garden, detached garage and original character features. The accommodation, over 3 floors consists of porch, hall, sitting room, dining room, kitchen, 3 bedrooms, bathroom and cloakroom. Vacant possession is offered.

Property Specifics

The accommodation is arranged as follows:

Porch

Hall

Stairs to first floor.

Sitting Room

Ornamental fireplace with wooden surround, picture rail, sideboard with shelves above. Sliding doors to:

Dining Room

Tile and wooden fireplace with sideboard with display cupboards, picture rail, understairs cupboard.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers, one and a half bowl sink unit, dishwasher, recess for gas range cooker, tiled floor, space and plumbing for washing machine, cupboard housing gas fired boiler for heating and hot water, picture rail, door to garden with glazed arch over.

First floor Landing

Stairs to second floor, cupboard housing lagged hot water tank and immersion heater.

Bedroom One

Cast iron fireplace, picture rail, built in wardrobe, vanity unit with hand basin.

Bedroom Two

Cast iron fireplace, picture rail, built in wardrobe.

Bathroom

Freestanding bath with claw feet, wc and wash basin in vanity unit. Shower cubicle with electric shower. Wainscotting. Heated towel rail.

Cloakroom

Low level wc and wash hand basin with cupboard below, extractor fan.

Second floor

Bedroom Three

Range of built in wardrobes. Storage loft.

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

Outside

The property sits behind a low brick wall with path to front door with shrubs and flower beds. The rear garden is walled to all sides with rear pedestrian access. Laid to paving and bricks for easy maintenance with extensive flower beds trees and shrubs. Water tap.

Garage 16'1" x 10'0" (4.92 x 3.06)

Double doors, windows to side and rear, pedestrian door to garden, light and power.

Directions

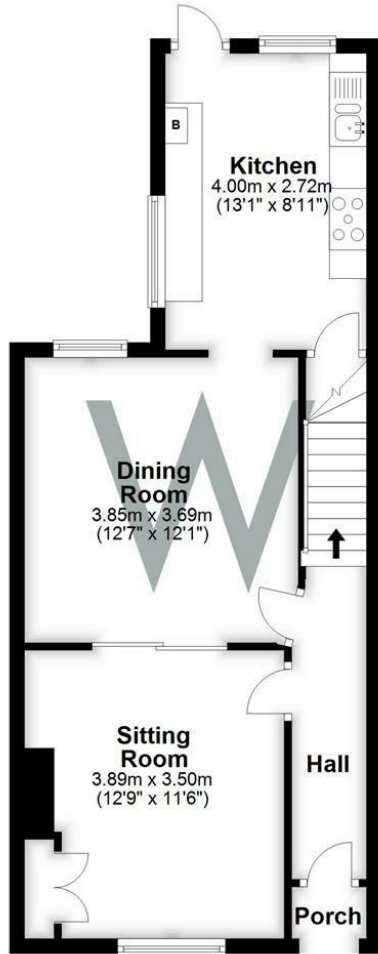
From our offices in Castle Street take the A36 Wilton Road turning left just beyond the Shell petrol station into Cherry Orchard Lane. At the T-junction turn right into Lower Road. No. 11 will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///zealous.cups.wounds](https://www.what3words.com/zealous.cups.wounds)

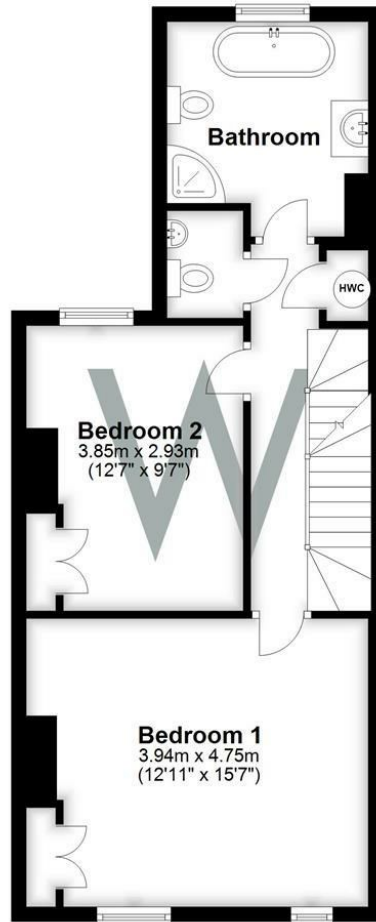
Ground Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.0 sq. feet)



Total area: approx. 112.8 sq. metres (1213.8 sq. feet)

WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



