



27 St. Andrews Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NT

£345,000 Freehold

## A character three bedroom terrace house in an attractive tree lined road on the edge of the city.

### Description

The property is a turn of the century terraced house situated on a popular road on the edge of the city. The property has been extended and on the ground floor there is an entrance hallway, a sitting room and this leads to the dining room. The kitchen has an excellent range of modern units having been updated approximately three years ago and has a full range of integrated appliances. There is a useful rear lobby and a shower room whilst on the first floor are three bedrooms, two having an excellent range of fitted wardrobes and a bathroom. The property benefits from PVCu double glazing and gas central heating together with a low maintenance rear garden. St Andrews Road lies on the outskirts of the city and there is a regular bus service which runs to the surrounding areas as well as to the city centre itself which lies approximately 2 miles away. There is a primary school in Lower Bemerton and convenient stores on the nearby Wilton Road, including a Waitrose outlet.

### Property Specifics

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

#### Entrance hall

Inset porch, part glazed front door, radiator, stairs, glazed door to;

#### Sitting room 10'11" x 10'7" (3.33m x 3.25m)

Bay window to front, TV and telephone points, radiators, cupboard housing electric fusebox and meter, brick fireplace surround and timber mantel over.

#### Dining room 13'11" max x 12'9" (4.26m max x 3.89m )

Window to rear, radiator, glazed door to;

#### Kitchen 12'1" x 7'10" (3.70m x 2.40m)

Fitted with base and wall units with work surfaces over, stainless steel sink and drainer under window to side, integrated fridge/freezer, dishwasher, washing machine, electric oven and four ring gas hob and extractor, radiator, wall mounted gas boiler, through to;

#### Rear lobby

Radiator, storage cupboards, windows, part glazed door to side, door to;

### Shower room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with cupboard under, obscure glazed window to rear, radiator, fully tiled walls, striplight, shaver point, inset spotlights.

### Stairs to first floor - landing

Loft access with pull down ladder to partly boarded loft, fitted wardrobe.

### Bedroom one 14'1" x 11'1" (4.30m x 3.39m)

Two windows to front, fitted furniture, radiator, over stair wardrobe.

### Bedroom two 12'9" x 8'6" (3.90m x 2.61m)

Window to rear, range of fitted furniture, radiator.

### Bedroom three 7'11" x 6'5" (2.43m x 1.96)

Window to rear, radiator, desk and shelving.

### Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, wash hand basin with cupboard under, panelled bath with shower over, fully tiled walls, electrically heated towel rail, strip light and shaver point, window to side.

### Outside

To the front is a low maintenance gravelled area and a path leading to the front door. The landscaped rear garden is brick paved with flower borders with a rear access gate leading to a right of way on to the street. There are two further tiered and low maintenance areas of garden.

### 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.

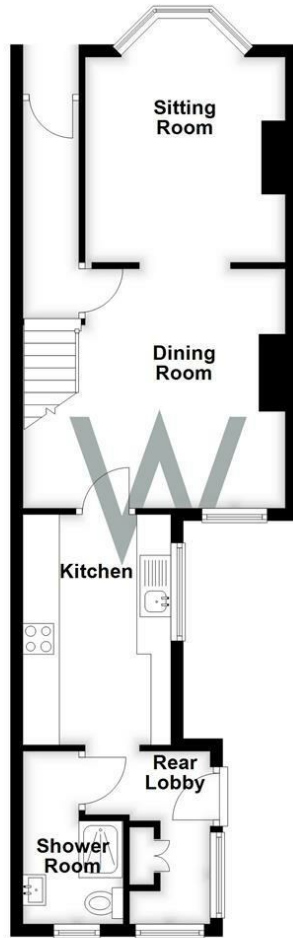
### Directions

Leave Salisbury on the A36 Wilton Road and just after Skewbridge turn left into Church Lane. Take the first left into St Andrews Road and the property can be found after a short distance on the left hand side.

### WHAT3WORDS

What3Words reference is: ///trip.head.flesh

**Ground Floor**  
Approx. 49.5 sq. metres (533.2 sq. feet)

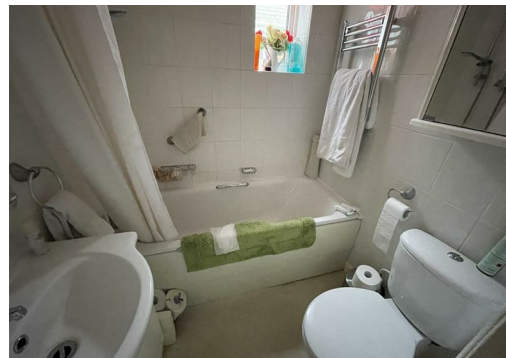


**First Floor**  
Approx. 39.3 sq. metres (423.5 sq. feet)



27 St Andrews Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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