



419 Devizes Road, Salisbury, Wiltshire, SP2 9EN

£265,000 Freehold



**A three bedroom terrace house set in a favoured off road location and offered to the market with no onward chain.**

## **Description**

The property is a mid terraced house set back in an off road, elevated position with an open aspect to the front. The property has well proportioned accommodation which comprises an entrance hallway, a sitting room and a kitchen/dining room which has space for a table and chairs. On the first floor are three bedrooms with the two main bedrooms having fitted furniture, a shower room with a white suite and a separate WC. The property benefits from PVCu double glazing and gas fired central heating and there is a large garden to the rear with communal parking areas and a useful, internal storage shed. Devizes Road lies on the north-western side of the city centre which lies approximately 1 mile away into which there is a regular bus service and nearby amenities include a primary school. The property is offered to the market with no onward chain.

## **Property Specifics**

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

### **Entrance Hall**

Part glazed front door, radiator, telephone point, stairs, wall mounted thermostat.

### **Sitting Room 17'11" x 10'8" (5.47m x 3.26m)**

Windows to front and rear, stone fireplace with inset electric fireplace, TV point, two radiators.

### **Kitchen/Dining Room 13'3" x 9'4" (4.06m x 2.85m)**

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer with mixer tap under window to rear, space/plumbing for washing machine, space for fridge/freezer, space for table and chairs, storage cupboard with electric fusebox, understair cupboard radiator, part glazed front door to rear.

### **First Floor - Landing**

Loft access.

### **Bedroom One 12'0" x 10'4" (3.68m x 3.17m)**

Window to front, radiator, range of fitted wardrobes, over stair wardrobe.

### **Bedroom Two 10'7" x 9'6" (3.24m x 2.90m)**

Window to front, radiator, over stair airing cupboard housing hot water tank and immersion with shelving, fitted wardrobes.

### **Bedroom Three 8'2" x 7'8" (2.51m x 2.34m)**

Window to rear, radiator, cupboard housing gas boiler.

### **Shower Room**

Fitted with a white suite comprising shower cubicle, wash hand basin, storage cupboards, built in cupboard.

### **Separate WC**

Fitted with a low level WC, obscure glazed window to rear, radiator.

### **Outside**

To the front of the property is an open plan lawn with a path to the front door and to the integral store. The rear garden is lawned with paved areas, flower borders and a greenhouse. There is both rear and side access. Behind the property is a service road with parking areas for residents.

### **Store**

Power and light, window to front.

### **Services**

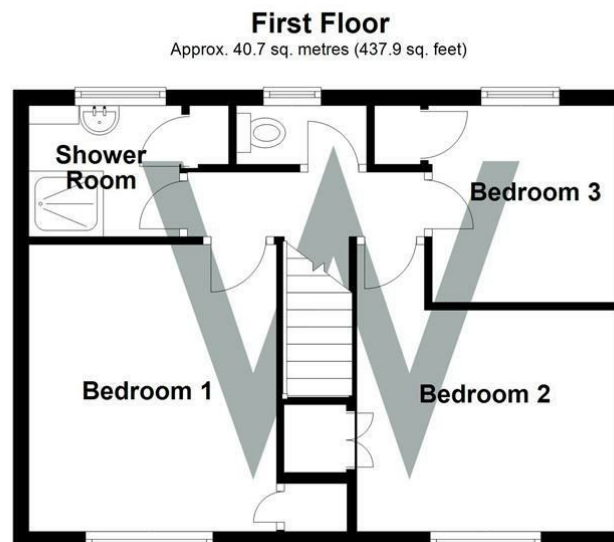
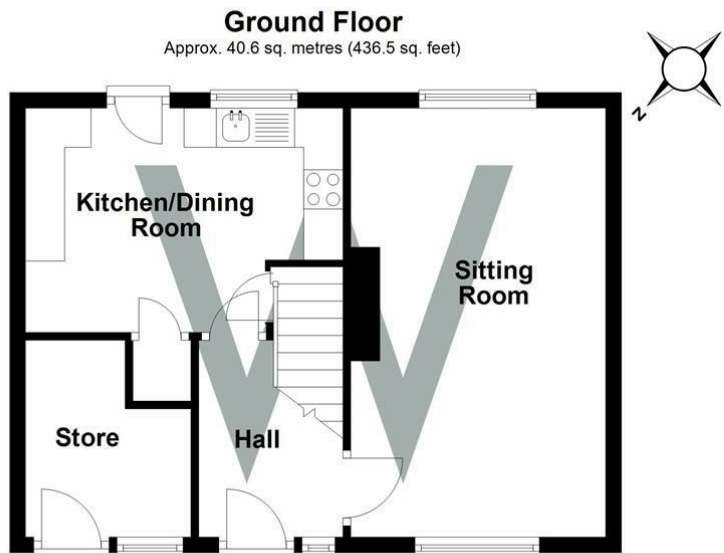
Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,245.28.

### **WHAT3WORDS**

What3Words reference is: [///soda.performed.talkative](https://www.what3words.com/soda.performed.talkative)



Total area: approx. 81.2 sq. metres (874.5 sq. feet)



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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			
<b>England &amp; Wales</b>		70	87
		EU Directive 2002/91/EC	



