



1 Farley Road, Salisbury, Wiltshire, SP1 2JZ

£275,000 Freehold

## **A refurbished two bedroom end of terrace character house with a south facing garden and a parking space.**

### **Description**

The property is a two bedroom end of terrace house that has been refurbished and remodelled by the present owner and now offers well presented accommodation over three floors. Improvements include redecorating, new radiators and recarpeting together with the addition of a cloakroom to provide two WC's on the first floor. On the ground floor are a sitting room which has an attractive exposed chimney breast, a dining room with exposed floorboards and a cast iron fireplace and a kitchen with French doors leading on to the south facing rear garden. On the first floor is a double bedroom with fitted wardrobes, a bathroom with a four piece suite and there is an additional separate cloakroom with WC. On the second floor is a further bedroom with a fitted wardrobe. Benefits include stripped internal doors, PVCu double glazing and gas fired central heating. A particular feature of the house is a parking space beyond the rear garden. Farley Road lies on the south-eastern outskirts of the city and offers convenient access onto the Southampton Road where there is a Tesco Superstore and the city centre lies approximately a mile away. Other nearby amenities include a Sixth Form College in addition to Salisbury Technical College and there is a convenience store on Tollgate Road. NO ONWARD CHAIN.

### **Property Specifics**

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

#### **Entrance hall**

Inset doormat, stairs.

#### **Sitting room 11'8" x 10'9" (3.58m x 3.29m)**

Window to front, exposed brick chimney breast, built in cupboards and shelving, radiator.

#### **Dining room 11'8" x 11'7" (3.58m x 3.55m)**

Window to rear, cast iron fireplace, radiator, understair cupboard, door to;

#### **Kitchen 14'8" x 6'9" (4.49m x 2.08m)**

Fitted with base and wall units with timber panelled walls, double sink and drainer with mixer tap under window to rear, integrated electric oven, space/plumbing for washing machine, space for fridge/freezer, radiator, tiled floor, inset spotlights, French doors to garden.

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

Window to side, stairs to second floor, radiator.

#### **Bedroom one 11'8" x 10'9" (3.58m x 3.29m)**

Window to front, radiator, built in wardrobes, radiator.

#### **Bathroom**

Fitted with a white suite comprising panelled bath, low level WC, pedestal wash hand basin, shower cubicle, strip light and shaver point, obscure glazed window to rear.

#### **Separate WC**

Fitted with a low level WC, wash hand basin, extractor.

### **Stairs to second floor**

#### **Bedroom two 13'9" x 11'10" (4.21m x 3.63m)**

Window to side, radiator, central staircase, fitted wardrobe.

### **Outside**

The south facing rear garden is paved with raised borders and is enclosed on all sides. There is an outside tap and light and a side gate leads on to Farley Road, The off road parking is beyond the garden and has hardstanding and timber gates.

### **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 £2245.28

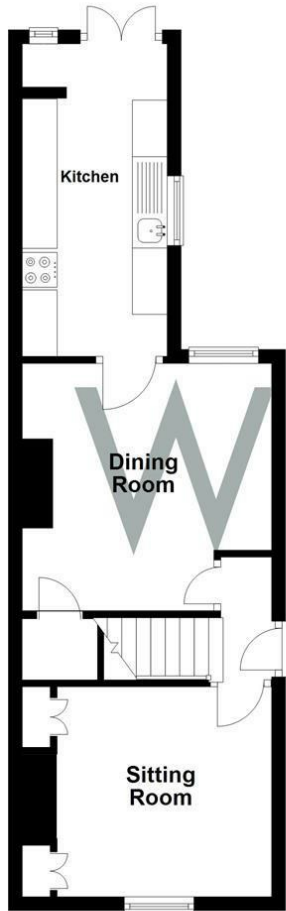
### **Directions**

Leave our offices in Salisbury and proceed along Blue Boar Row bearing right in to Brown Street. Turn left in to Milford Street and at the lights turn right into Rampart Road. Towards the junction with Southampton Road turn left into Waterloo Road. The property can be found on the corner with Farley Road on the right hand side.

### **WHAT3WORDS**

What3Words reference is: [///turned.snake.detail](https://www.what3words.com/turned.snake.detail)

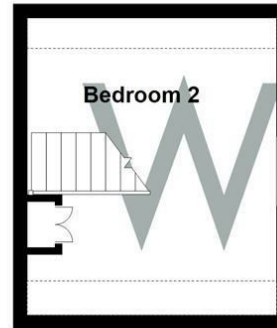
**Ground Floor**  
Approx. 38.0 sq. metres (408.5 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (295.2 sq. feet)



**Second Floor**  
Approx. 15.2 sq. metres (164.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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	

