



196 Devizes Road, Salisbury, Wiltshire, SP2 7LY

£235,000 Freehold

About The Property

The property is a terraced house situated just outside the ring road and within walking distance of the city centre and railway station. Offered to the market with no onward chain.

The house is in need of complete modernisation and offers a good opportunity to create a lovely family home in an established residential location. The accommodation comprises an entrance hallway, a sitting room with an attractive bay window and an electric fire, a dining room with a useful understair cupboard and a window to the rear. Leading from this room is a kitchen with a range of units with an integrated electric oven, grill and gas hob with space for other appliances together with the gas boiler. A door from the kitchen leads in to the rear garden.

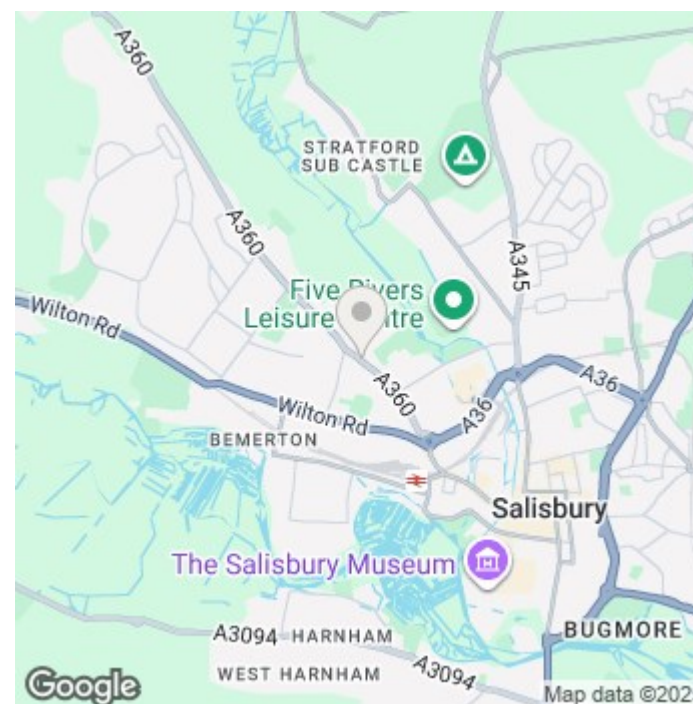
On the first floor, there is a double bedroom, a further bedroom with far reaching views to the rear and a large bathroom which has a white four piece suite. Both the rear bedroom and kitchen overlook the Avon Valley with views towards Old Sarum. The property does benefit from PVCu double glazing and gas fired central heating.

To the front of the property is a low maintenance gravelled area, whilst to the rear is a paved garden arranged on two levels with a useful storage building of solid construction. Again there are lovely views and a useful rear access gate.

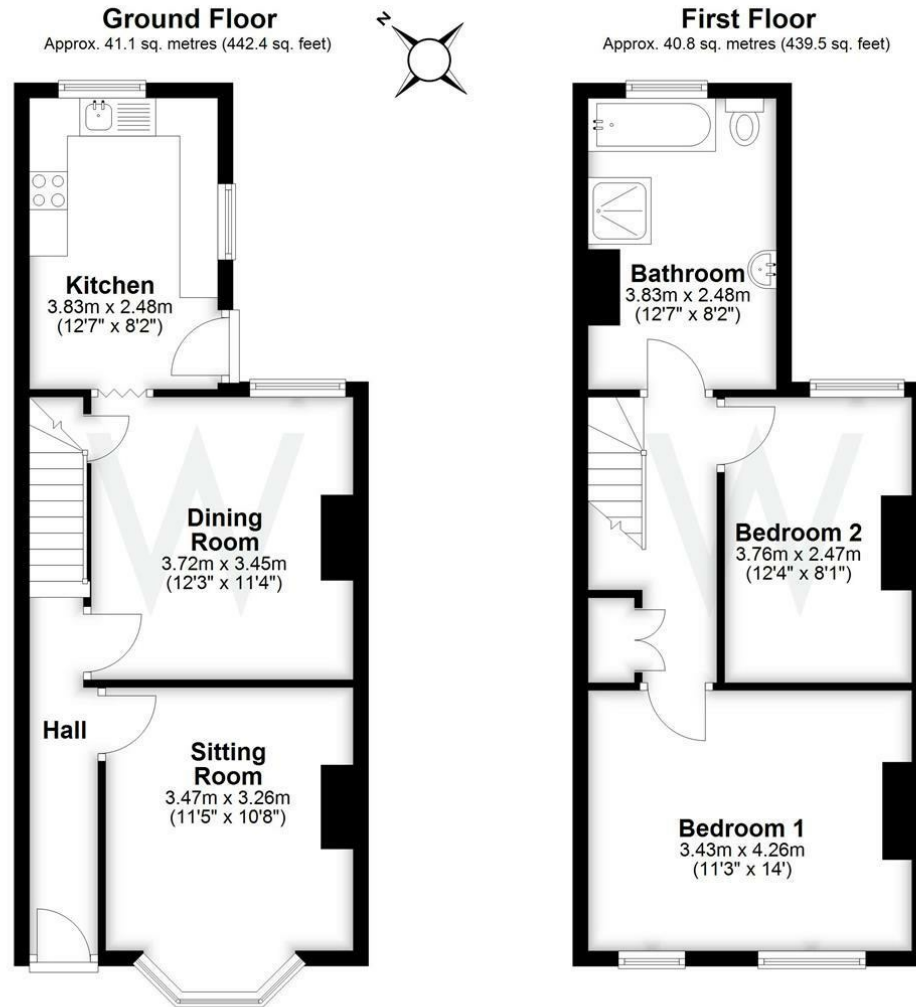
Devizes Road lies on the north western side of the city, with easy access to the railway station, schools, leisure centre and the Waitrose store. There is a regular bus service to the city centre which lies approximately one mile away.



- Terraced house - no chain
- two bedrooms
- Two reception rooms
- Kitchen
- FF bathroom
- PVCu DG & gas CH
- Garden with far reaching views
- Updating required







Total area: approx. 81.9 sq. metres (881.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions; From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At the next roundabout take the third exit onto the A360 Devizes Road and the property can be found on the right hand side just before the first mini-roundabout.

What3words: ///fairly.meant.scarf

| 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 | | |
| England & Wales | 71 | 82 |
| | EU Directive 2002/91/EC | |