



8 Pembroke Road, Salisbury, Wiltshire, SP2 9DG

Guide Price £325,000 Freehold

A three bedroom detached house in need of some updating and with a garage and off road parking. No onward chain.

Description

A detached house, in need of some updating and enjoying an elevated position with far reaching views to the front. The light and airy accommodation retains some original features with original doors and picture rails and offers scope for improvement and extension. Currently the accommodation comprises an entrance lobby and hallway, a sitting room, a dining room, a fitted kitchen, rear lobby and WC on the ground floor. On the first floor are three bedrooms, two of which are doubles with built in wardrobes and a family bathroom. The house enjoys a south westerly aspect to the front which enjoys views across Salisbury and further benefits include double glazing, gas central heating, a garage and off road parking together with front and rear gardens. In addition, the house offers tremendous potential for extending to the side. Pembroke Road lies on the western outskirts of the city within easy reach of a convenience store and the city centre and railway station lies approximately 1.4 miles away. Offered with no onward chain.

Property Specifics

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

Entrance lobby

Glazed front door, tiled floor, glazed door to;

Entrance hall

Stairs with two cupboards under, radiator, wood laminate floor, telephone point.

Sitting room

Bay window to front, radiator.

Dining room

French doors to rear, radiator.

Kitchen

Fitted with white fronted base and wall units with work surfaces over, space for cooker, sink and drainer with mixer tap under window to side, wall mounted gas boiler, wood laminate floor, through to;

Rear lobby

Space/plumbing for washing machine, door to garden, door to;

Cloakroom

Fitted with a low level WC, wash hand basin, window to rear.

Stairs to first floor - landing

Window to side, loft access.

Bedroom one

Window to front with far reaching views, radiator, picture rail, built in wardrobe.

Bedroom two

Window to rear, built in wardrobe, airing cupboard housing hot water tank, picture rail.

Bedroom three

Window to rear, picture rail, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with Triton shower, low level WC, pedestal wash hand basin, heated towel rail, window to front.

Outside

To the front of the property is a grassed garden area with steps to the front door. The rear garden has a paved concrete area with steps up to the lawn. To the side of the property is a driveway providing off road parking for more than one car and there is an outside tap.

Detached garage 18'0" x 8'5" (5.51m x 2.59m)

Up and over door, power and light.

Agents note

There is a current landlords gas safety certificate and electrical certificate for the property.

Services

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

Outgoings

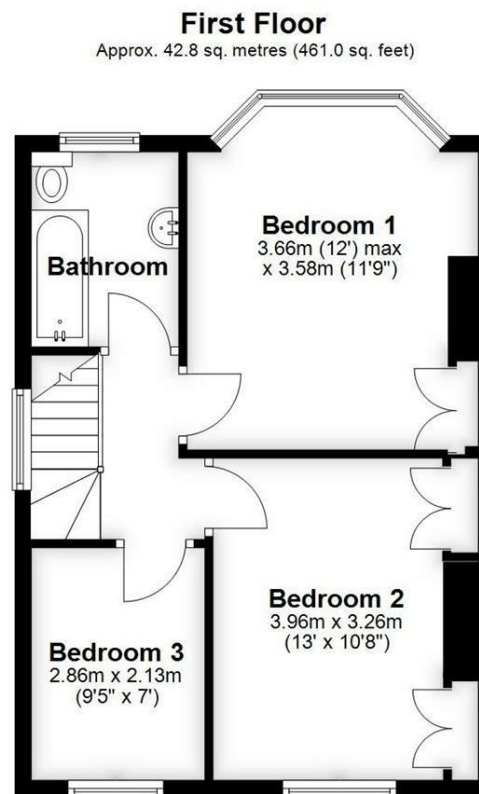
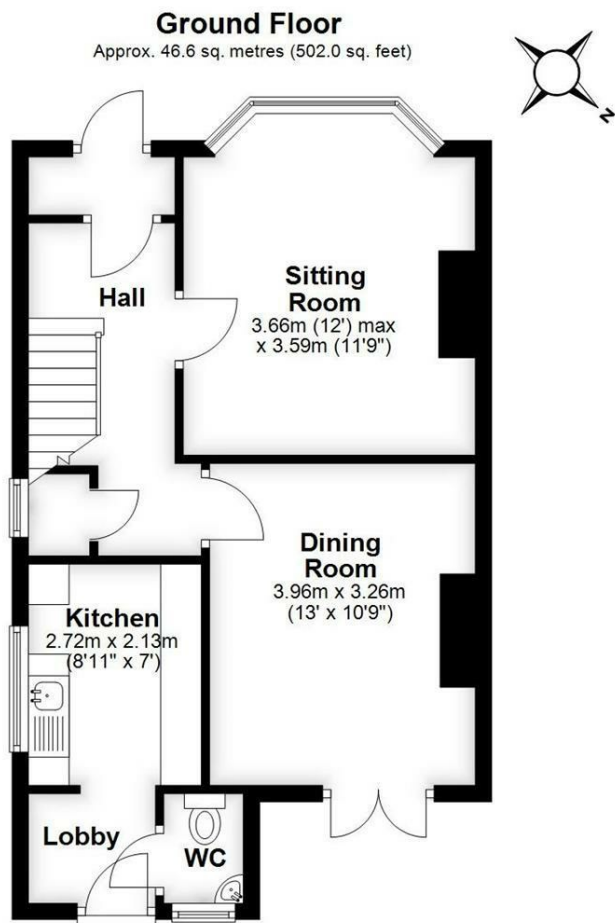
The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Directions

Leave Salisbury on the A36 Wilton Road turning right in to Roman Road at Skew Bridge. Take the next left in to Pembroke Road and the property can be found immediately on the right hand side.

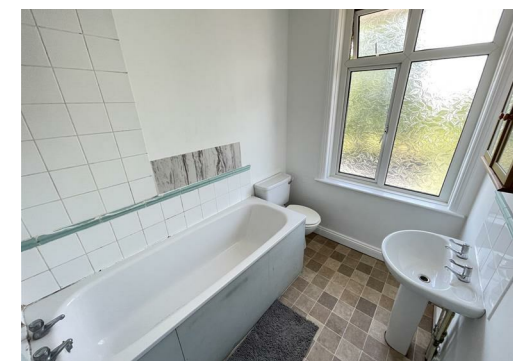
WHAT3WORDS

What3Words reference is: ///plants.rather.duty



Total area: approx. 89.5 sq. metres (963.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



WHITES
 Castle Chambers, 47 Castle Street,
 Salisbury, Wiltshire, SP1 3SP
 01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

