



35 Donaldson Road, Salisbury, Wiltshire, SP1 3DB

£285,000 Freehold

A three bedroom end of terrace house, in a popular side road location near to the city centre. Offered with no onward chain.

Description

The property is an extended three bedroom end of terrace house situated in a popular cul de sac just outside the ring road. The accommodation comprises a sitting room, an inner hallway which leads to a kitchen/dining room, a cloakroom and a conservatory. On the first floor are three good size bedrooms with fitted wardrobes to the principal bedrooms and a large bathroom which has a four piece suite. Benefits include PVCu double glazing, gas central heating and gardens to the front and rear. Part of the rear garden is hardstanding giving the potential for off road parking and to the side of the house is a workshop area. Donaldson Road lies just outside the ring road on the northern side of the city and is a popular cul-de-sac offering convenient access to the city centre and schools. Offered with NO ONWARD CHAIN.

Property Specifics

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

Entrance lobby

Part glazed front door to entrance lobby and door to;

Sitting room

Two windows to front, radiator, TV point, door to;

Inner hall

Storage cupboards one housing electric fusebox, radiator.

Kitchen/dining room

Fitted with base and wall units with work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to rear, integrated electric oven, four ring gas hob and extractor, space/plumbing for washing machine, space for table and chairs, storage cupboard.

Cloakroom

Fitted with a low level WC, wash hand basin, tiled floor and walls, extractor.

Conservatory

Brick and double glazed elevations, radiator, tiled floor, door to garden.

Stairs to first floor - landing

Loft access.

Bedroom one

Window to front, radiator, over stair cupboard.

Bedroom two

Window to rear, fitted wardrobes, radiator.

Bedroom three

Window to front, radiator.

Bathroom

Fitted with a suite comprising shower cubicle, low level WC, wash hand basin, panelled bath, tiled walls and floor, radiator, inset spotlights, obscure glazed window to rear.

Outside

There is a low maintenance front garden. The rear garden has a paved area with steps up to a further garden area with flower borders. There is an area of hardstanding giving potential for off road parking with rear access gates and a side access gate. To the side of the house is a workshop area with power and light.

Services

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

Outgoings

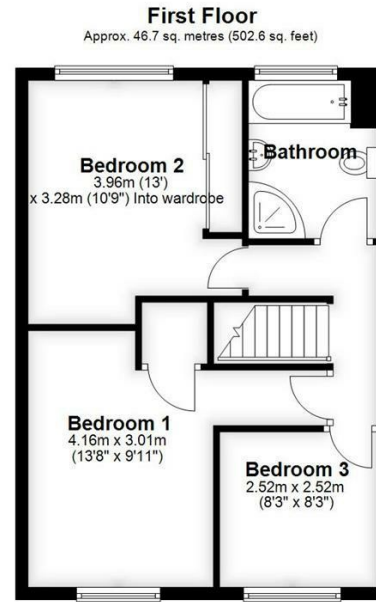
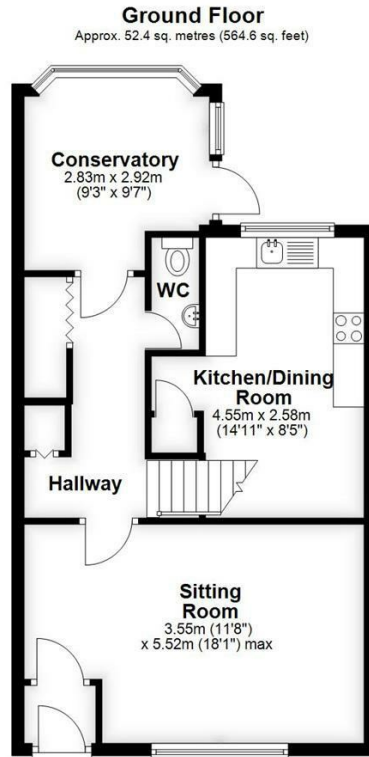
The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout continue forwards into Castle Road. Take the first right hand turn into Moberley Road before taking the second right hand turn into Donaldson Road. Follow the road around the bend and the house can be found shortly after the bend on the left hand side.

WHAT3WORDS

What3Words reference is: ///starts.trim.dish



Total area: approx. 99.1 sq. metres (1067.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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