



23 Ashfield Road, Salisbury, Wiltshire, SP2 7EW

£260,000 Freehold



## About The Property

The property is a well presented two bedroom terraced house occupying a slightly elevated position on the western side of the city.

Approached via steps, the well proportioned accommodation comprises an entrance hallway with a timber floor and a sitting room with an attractive bay window to the front and a woodburner. An archway leads to the dining room which has a fireplace with attractive exposed brickwork and a useful understair cupboard. The kitchen has a good range of units with an integrated electric oven, gas hob, fridge, freezer and dishwasher. There is also a door in to the garden.

On the first floor, there are two double bedrooms with a fitted wardrobe in the rear bedroom and there is a good sized bathroom with a white suite and a cupboard housing the gas boiler. To the front of the house there is an area of open plan lawn and the rear garden enjoys a westerly aspect and is lawned with flower borders and a gravelled area. There is also an outside tap and it is fully enclosed by brick wall and timber fencing. The house benefits from some period features including a moulded arch in the hallway, dado rails and high skirting boards whilst modern benefits include PVCu double glazing and gas central heating. Offered with no onward chain.

Ashfield Road lies just outside the ring road on the western side of the city in a convenient position with good access to the railway station. There is a Tesco Express nearby together with a regular bus service on the Wilton Road into the city centre which lies approximately half a mile away.



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1

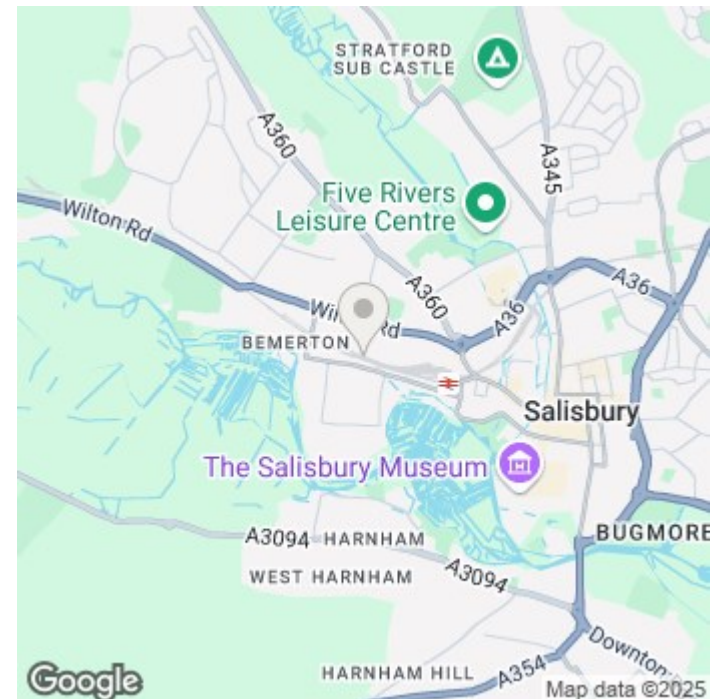


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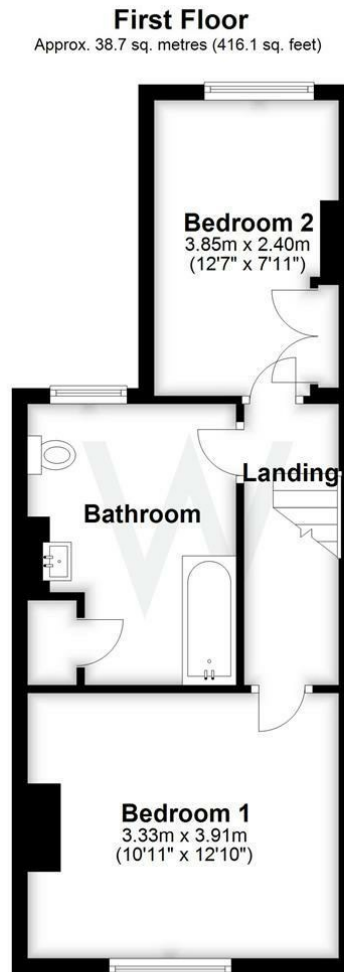
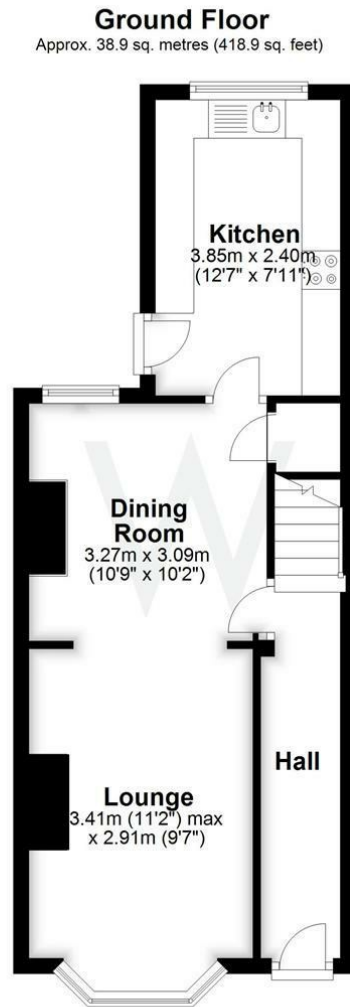
834.90 sq ft

- Terraced house
- Two bedrooms
- Sitting room
- Dining room
- Kitchen with integrated appliances
- FF bathroom
- PVCu DG
- Gas CH
- Gardens
- No Chain









Total area: approx. 77.6 sq. metres (834.9 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 with radiators

Directions: From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At St Paul's roundabout continue forwards onto the A36 Wilton Road and after passing the Law Courts on the right hand side take the next left into Ashfield Road. The property can be found towards the end on the right hand side.

What3words: ///voters.slams.bike

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	