



400 Devizes Road, Salisbury, Wiltshire, SP2 9LY

£225,000 Freehold

## About The Property

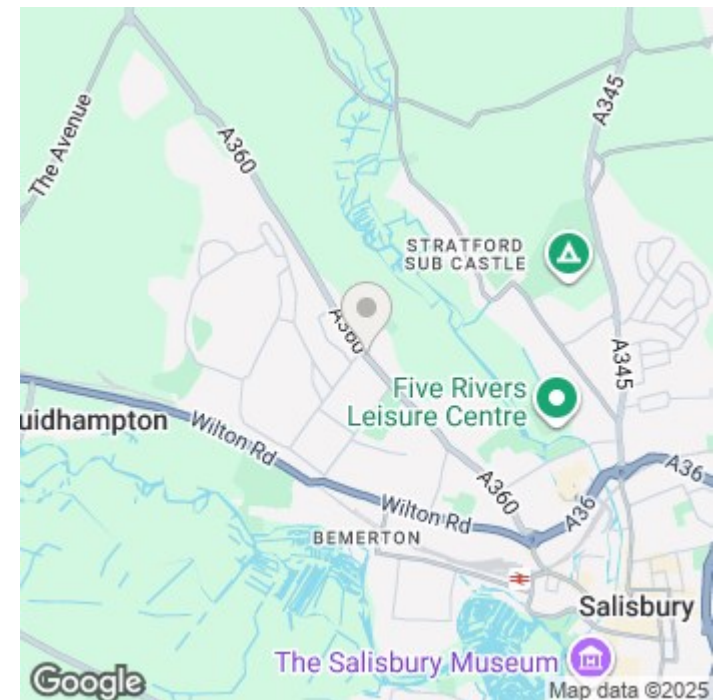
A most interesting, one of a kind, semi-detached house, and in the same family since being built, offering exceptionally spacious accommodation of approx 930 square feet, situated on the north western side of the city and offered with vacant possession.

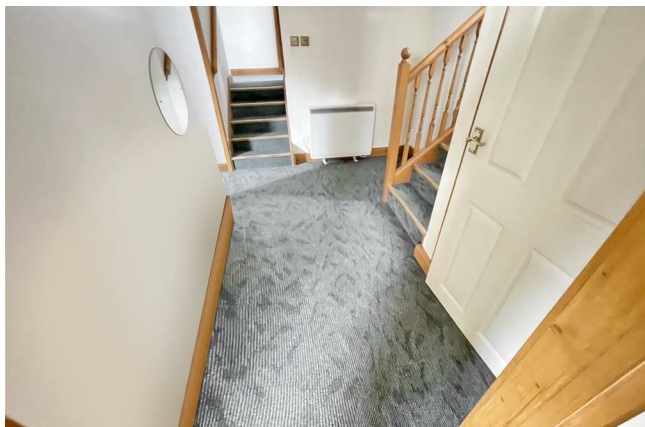
A covered porch leads to a large hallway with steps to the lower ground floor and steps up to the sitting room. Off the hall there is a cloakroom with low level wc, hand basin and deep, high level storage cupboard. The sitting room is a terrific size with three windows to the front elevation and steps up to a dining platform with corner airing cupboard with lagged hot water tank and immersion heater. Underneath the platform as a built in sliding bed base or it could just be used as great storage. Sliding doors lead to the kitchen which has a good range of work surfaces with cupboards and drawers below, wall cupboards, one and a half bowl sink unit, space and plumbing for washing machine, further appliance space, built in oven, hob and extractor hood. Stairs from the hall lead down to the lower ground floor with hall with storage cupboard, main bedroom with wardrobes and second bedroom with wardrobe. Further steps lead up to a back hall with cloakroom and bathroom off this and also a door leading to the rear passage.

Outside there is a 3 foot strip of land to front and sides and the rear area could be used for sitting.



- One of a kind!
- Semi-detached House
- Two Bedrooms
- Large Sitting Room
- Raised Dining Area
- Cloakroom, Bathroom and WC
- Large Hall
- Double Glazed
- Vacant Possession





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services : Mains water, electricity and drainage.

Heating: Electric

Directions : From our office proceed north and at the roundabout bear left onto the ring road. At St Pauls Roundabout take the third exit onto Devizes Road. Pass Roman Road on the left and then 400 will be found on the right hand side.

what3words : ///incomes.elite.charmingly



Total area: approx. 86.4 sq. metres (930.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	