



37 Anderson Road, Bishopdown, Salisbury, Wiltshire, SP1 3DX

£360,000 Freehold

A three bedroom detached house in a popular location and offered with no onward chain.

Description

The property is a detached house in a no through road with well proportioned rooms and is offered to the market with no onward chain. The accommodation comprises an entrance hallway, a sitting room with a double aspect, a dining room with an attractive bay window, a kitchen/breakfast room, a large utility room and a cloakroom on the ground floor. On the first floor are three good size bedrooms, a shower room and a separate WC. The plot is a good size with front and rear gardens and to the side is a driveway providing off road parking for four cars in front of a detached garage. Further benefits include PVCu double glazing, gas central heating and there are far reaching views towards Laverstock Downs to the rear. Anderson Road lies on the edge of the popular Bishopdown development with nearby country walks and amenities which include a convenience store, post office and a primary school. There is also a regular bus service to the city centre which lies approximately 2 miles away.

Property Specifics

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

Entrance Hall

Covered porch with outside light, Glazed side panel, stairs with cupboard under, telephone point, radiator.

Sitting Room 13'10" x 11'4" (4.22m x 3.47m)

Dual aspect with windows to side and front, two radiators, stone fireplace, hearth and mantel with inset coal effect gas fire.

Dining Room 10'4" x 9'11" (3.17m x 3.03m)

Bay window to side, radiator.

Kitchen/Breakfast Room 13'9" x 8'11" (4.21m x 2.72m)

Fitted with cream fronted base and wall units with work surfaces over and tiled splashbacks, sink and drainer with mixer tap under window to rear, window to side, integrated hob and free standing oven with extractor over, space/plumbing for dishwasher, radiator, space for table and chairs, door to;

Utility Room 8'6" x 8'1" (2.60m x 2.47m)

Work surface with sink and drainer, space for fridge and freezer, space/plumbing for washing machine (white goods included), window and part glazed door to rear.

Cloakroom

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

First Floor - Landing

Window to rear, loft access.

Bedroom One 13'11" x 10'4" (4.25m x 3.15m)

Window to front, radiator, built in wardrobe.

Bedroom Two 10'5" x 9'10" (3.18m x 3.00m)

Window to side, radiator, built in wardrobe, airing cupboard housing hot water cylinder and immersion with shelving.

Bedroom Three 8'11" x 8'2" (2.72m x 2.49m)

Window to rear, radiator.

Shower Room

Fitted with a white suite comprising shower cubicle with Mira shower over, pedestal wash hand basin, tiled walls, obscure glazed window to rear.

Separate WC

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

Outside

To the front of the property is a low maintenance garden which is paved and gravelled with a path to the front door. There is a driveway providing ample off road parking and a detached garage with an up and over door. The rear garden is lawned with a pleasant raised patio area and two timber sheds.

Services

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

Outgoings

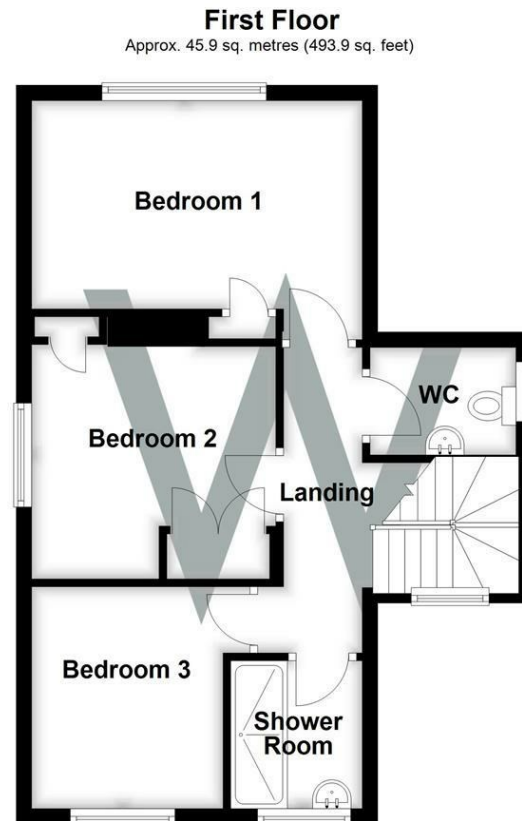
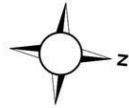
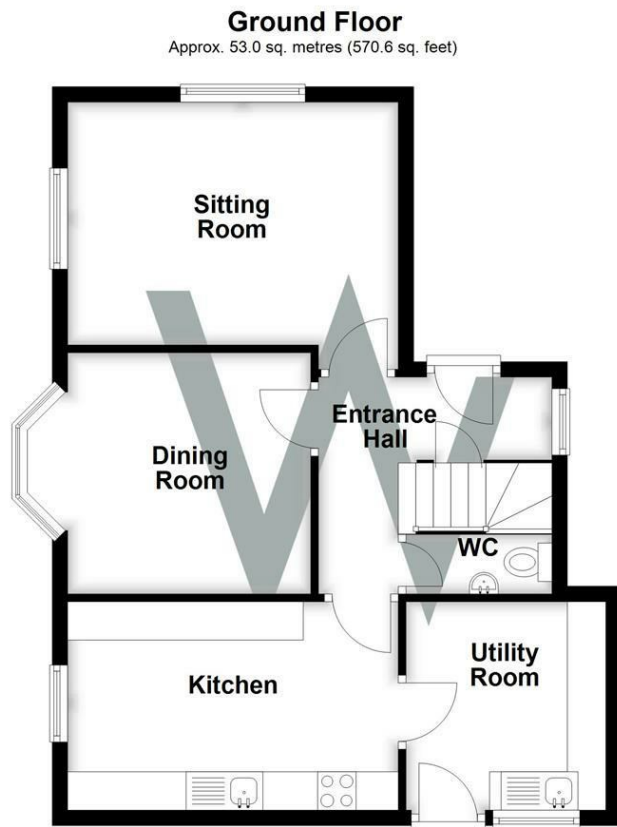
The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

Directions

From our offices in Castle Street proceed away from the city centre and continue forwards at the roundabout on to Castle Road. After the first set of traffic lights turn right on to Cornwall Road and continue up the hill by turning in to Cambridge Road. At the T junction by the school, turn left on to Bishopdown Road, proceed down the hill before taking the second left turn in to Anderson Road. The property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///questions.angers.stereos](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		55
(55-68) D		
(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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