



22 Polden Road, Salisbury, Wiltshire, SP1 2JU

£199,000 Freehold

A two bedroom end of terrace house at the end of a no through road and in need of complete refurbishment. No onward chain.

Description

The property is an end of terrace house which is in need of complete refurbishment and is offered to the market with no onward chain. Situated at the end of a no through road, the house has been tenanted for a long period and all aspects of the house now require modernisation. On the ground floor are two reception rooms, a kitchen and a bathroom, whilst on the first floor are two bedrooms with a dressing room/nursery leading from one of the bedrooms. The house has PVCu double glazing and a paved rear garden. Polden Road lies on the south-eastern outskirts of the city and offers convenient access onto the Southampton Road where there is a Tesco Superstore and the city centre lies approximately a mile away. Other nearby amenities include a Sixth Form College in addition to Salisbury Technical College and there is a convenience store on Tollgate Road. CASH BUYERS ONLY. NO ONWARD CHAIN.

Property Specifics

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

Entrance Hall

Stairs to first floor.

Sitting Room 11'1" x 10'11" (3.38m x 3.35m)

Dual aspect with windows to front and side, tiled fireplace, electric meter.

Dining Room 11'7" x 11'1" (3.54m x 3.39m)

Window to front, tiled fireplace, understair storage cupboard, through to;

Kitchen 10'11" x 7'8" (3.35m x 2.35m)

Base and wall units, sink and drainer under window to front, storage cupboard housing hot water tank and immersion, door to front and to;

Bathroom

Fitted with a white suite comprising panelled bath with shower and shower screen, low level WC, pedestal wash hand basin.

First Floor - Landing

Doors to bedrooms.

Bedroom One 11'0" x 10'11" (3.37m x 3.34m)

Dual aspect with windows to front and side.

Bedroom Two 9'11" x 9'6" plus recess (3.04m x 2.92m plus recess)

Window to front, cupboard.

Dressing Room/Nursery 7'10" x 5'8" (2.40m x 1.75m)

Window to front.

Outside

There is a paved path leading around the house in to a further paved rear garden.

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 2024/2025 payable to Wiltshire Council is £2245.28.

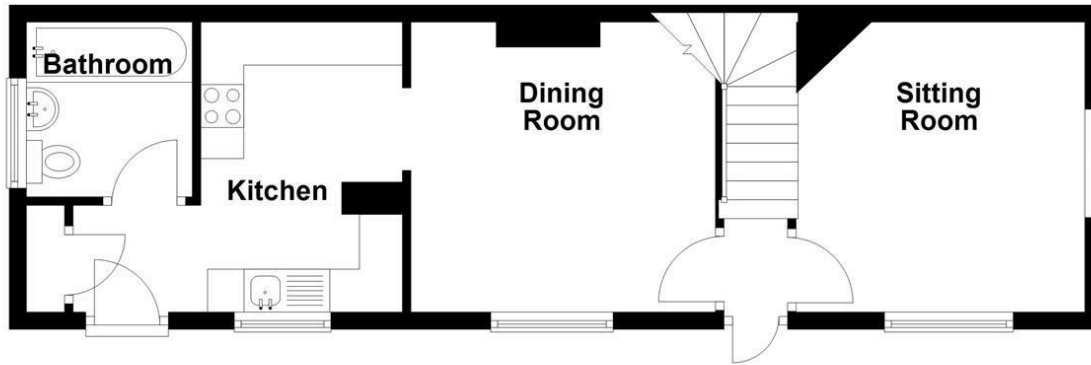
Directions

Leave our offices in Salisbury and proceed along Blue Boar Row bearing right in to Brown Street. Turn left in to Milford Street and at the lights turn right into Rampart Road. Towards the junction with Southampton Road turn left into Waterloo Road. Turn right in to Polden Road and the property can be found at the end on the right hand side.

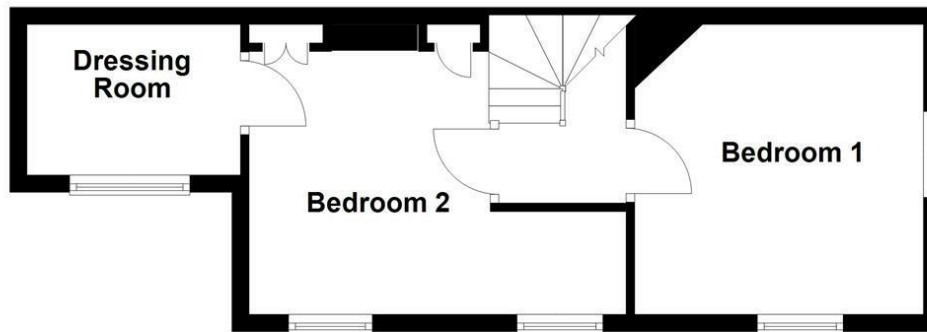
WHAT3WORDS

What3Words reference is: [///youth.stable.traded](https://www.what3words.com/youth.stable.traded)

Ground Floor
Approx. 41.7 sq. metres (448.7 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.8 sq. feet)



Total area: approx. 72.8 sq. metres (783.4 sq. feet)



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