



44 Lower Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NQ

£359,000 Freehold

About The Property

The property comprises a Victorian three bedroom end of terrace house which has well proportioned accommodation and is offered to the market with no onward chain. It has been improved by the current owner and sits in a glorious location with river frontage and southerly views across the River Nadder and water meadows.

Located on the western edge of the city within a popular residential area, the house has some period features including ornate coving, original doors, high skirting boards and cast iron fireplaces and has been updated recently with the addition of some PVCu double glazed sash windows and some replacement flooring on the ground floor.

The accommodation comprises an entrance hallway, a sitting room with a bay window, feature fireplace, and a central ceiling rose. The dining room again has a cast iron fireplace, a window to the rear and understair storage cupboards.

The kitchen has been updated and has an integrated electric oven, grill and induction hob with an extractor over, together with spaces for a fridge, tumble dryer and washing machine. It has an attractive quarry tiled floor with doors to the side and rear overlooking the garden. At the end of the kitchen is a cloak room with a WC and basin.

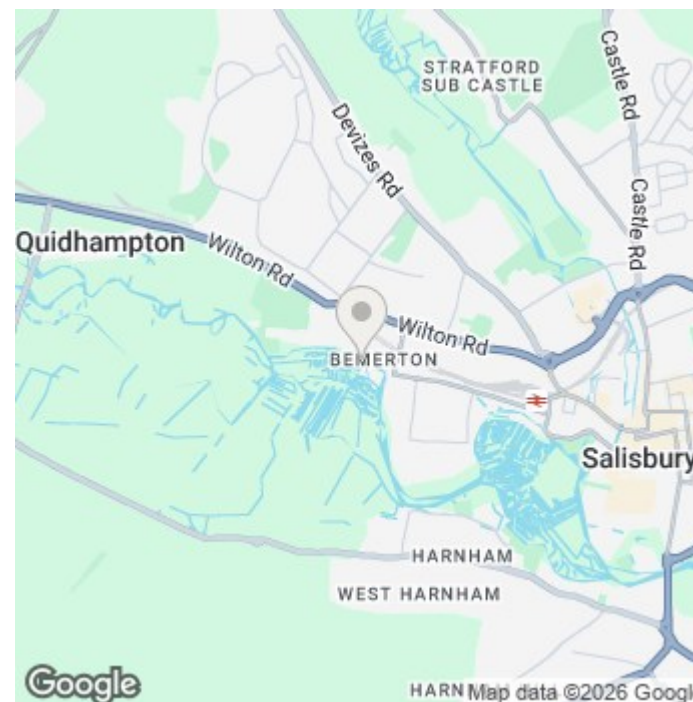
On the first floor there is a large principal bedroom with a large bay window, a cast iron fireplace and two further bedrooms with superb views over the water meadows from the rear bedrooms. The bathroom has a white three piece suite, with a hand held shower over the bath, drawers under the wash hand basin and attractive part tiled walls.

The garden is a particular feature of the property having a southerly aspect and river frontage with far reaching views along the river and across meadowland (which has been designated a Site of Scientific Interest). It offers a tranquil setting with seating areas and lawn providing a large degree of privacy.

Lower Road is a popular road which lies on the outskirts of the city and there is a regular bus service which runs to the surrounding areas as well as to the railway station and the city centre itself, which lies approximately two miles away. There is a sought after primary school in Lower Bemerton and late opening convenience stores on the nearby Wilton Road, including a Waitrose outlet.

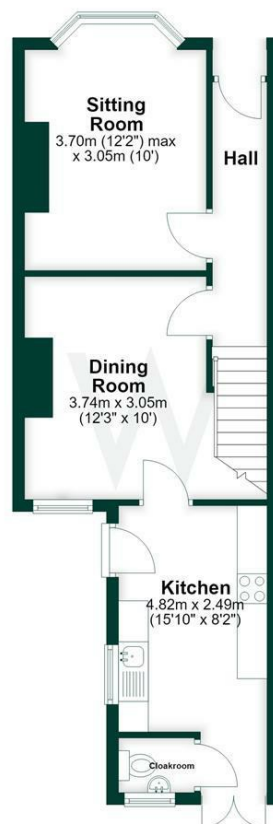
Also nearby are various countryside walks (Broken Bridges nature reserve to Hamham/Town Path and Water Meadows) whilst parking is on street and unrestricted.

- End of terrace house in popular location on city edge
- Three bedrooms
- Two reception rooms
- Kitchen
- FF Bathroom
- Cloakroom
- River frontage with superb far reaching views over meadowland
- PVCu DG and gas CH
- Nearby amenities
- No Chain





Ground Floor



First Floor



Total area: approx. 86.4 sq. metres (929.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services : All mains services are connected to the property. Gas central heating.

Directions : Leave Salisbury along the A36 Wilton Road turning left just after the Shell Garage into Cherry Orchard Lane. At the T-junction turn right into Churchfields Road and continue into Lower Road. Continue through the pinch point and the property can be found on the left hand side as the road bears to the right.

What3Words : ///rushed.packet.sung

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	