105 Lower Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NH

£245,000 Freehold

A well presented two bedroom character terraced house in a popular location on the outskirts of the city.

Description
The house is an attractive three storey character house in a lovely terrace within the sought after Lower Bemerton area. The house has some original period features and has recently benefited from a new kitchen and some new windows. On the ground floor there is a sitting room and a dining room which has French doors leading out on to the garden. The kitchen has an integrated oven and hob with two breakfast bar areas. On the first floor is a double bedroom which has a lovely southerly aspect and a bathroom which has a white suite. On the second floor there is a further bedroom. The rear garden has a pleasant decked and paved areas with a right of way on to Lower Road. Further benefits include some exposed floorboards, PVCu double glazing (some windows have been recently replaced) and gas central heating. 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 city centre itself which lies approximately two miles away. There is a primary school in Lower Bemerton and convenience stores on the nearby Wilton Road, including a Waitrose outlet.

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

Sitting Room
Window to front, radiator, internet point, fireplace with exposed brickwork, exposed floorboards, through to;

Dining Room
French doors to rear, exposed floorboards, space for table and chairs, through to;

Kitchen
Recently refitted with a range of base units, two breakfast bar areas, integrated electric oven and four ring gas hob, sink and drainer, double aspect with windows to side and rear overlooking garden, space/plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor - Landing
Doors to bedroom and bathroom, stairs to second floor.

Bedroom One
Light and airy having window to front with pleasant views, attractive original period fireplace, radiator, Oak effect laminate floor.

Bathroom
Fitted with a white suite comprising timber panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, wall mounted Worcester gas boiler, fireplace.

Second Floor - Landing

Bedroom Two
Spacious room with lovely views having window to front, Velux window to rear, radiator, exposed floorboards.

Outside
To the front of the house there is a small gravelled area. The lovely rear garden has a brick paved area directly behind the house and a path leads to the rear where there is both a paved and a pretty decked area which catches the sun most of the day and offers a pleasant secluded outlook. There is a central brick path and is well stocked with roses trees and shrubs and there is a small shed. A gate provides access on to Lower Road.

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 2025/2026 payable to Wiltshire Council is £2350.54.

Directions
From the city proceed out on the Wilton Road. Pass over Skewbridge and turn left into Church Lane. Take the second left into Lower Road and the house can be found on the left hand side.

WHAT3WORDS
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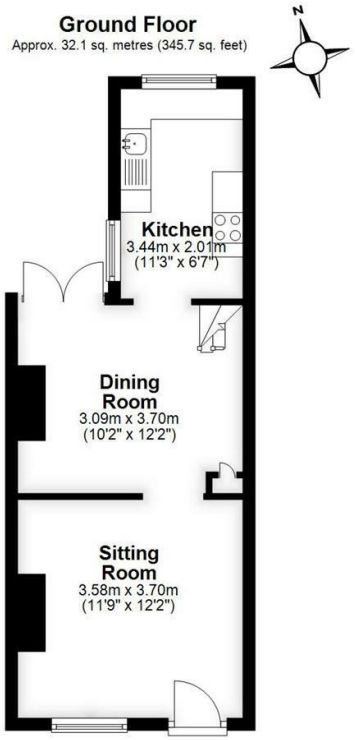
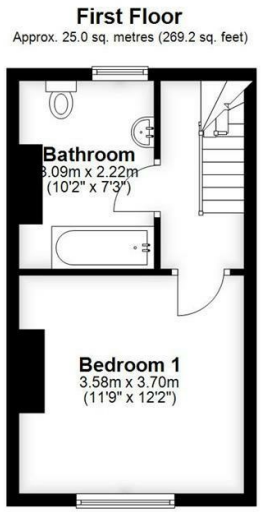
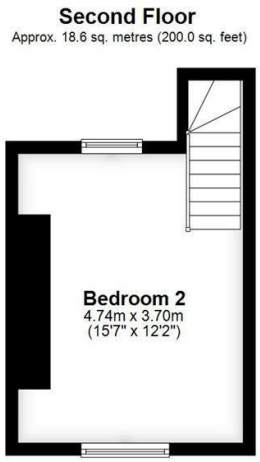
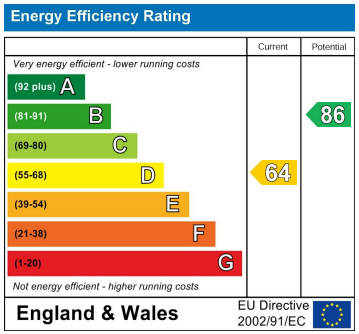






Total area: approx. 75.7 sq. metres (814.9 sq. feet)



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