



17 Boundary Road, Laverstock, Salisbury, Wiltshire, SP1 1RN

£325,000 Freehold

About The Property

A spacious semi-detached house situated in a small close in the desirable area of Laverstock, on the north-eastern side of the Cathedral city of Salisbury close to both primary and secondary schools, a convenience store, takeaways and a public house. There is also a bus stop nearby. The city centre lies approximately 2 miles away and offers a further range of amenities including a mainline railway station serving London Waterloo.

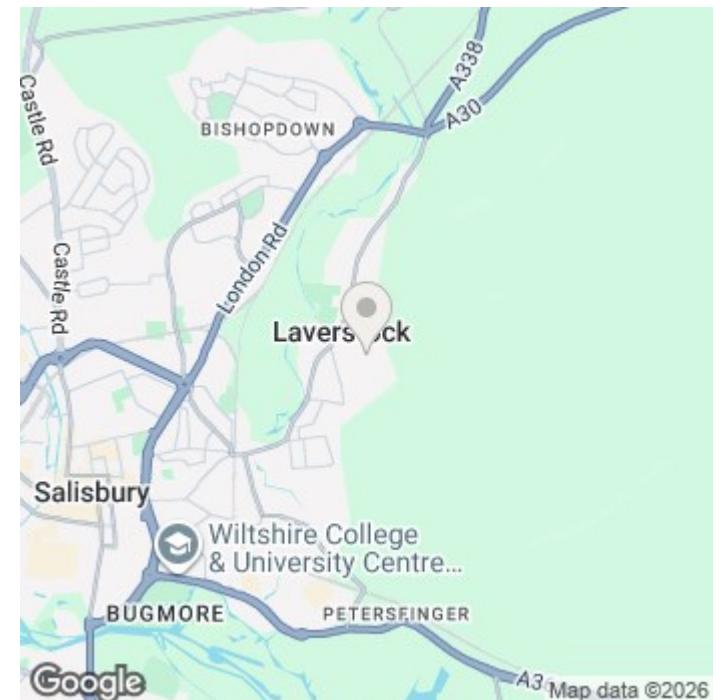
The house is set well back from the road with lawned area and parking space (more could be created subject to permission) and a timber gate gives pedestrian access to a good area of side garden which has a pathway and gravel area offering bags of storage. The rear garden is on three levels and designed for easy maintenance with large sitting area and two further levels which are laid to gravel. The whole is enclosed by timber fencing and there is a water tap. There is a useful brick built store (3m x 1.67m) with power and light.

Entry to the house is via a small porch with double glazed sliding door, quarry tiled floor and meter cupboard. A half glazed front door opens to the hall which has stairs to the first floor, a large storage cupboard and airing cupboard with lagged hot water tank and immersion heater. The sitting room has a window overlooking the front garden and door through to the dining room. Here there is a wall mounted gas fired boiler for central heating and hot water. The kitchen has a door leading to the rear garden, range of work surfaces with inset single drainer sink unit mixer tap over, cooker space, base and wall mounted cupboards, space and plumbing for washing machine, further appliance space.

On the first floor there is a landing with hatch to the loft space, two double bedrooms and a good single all with double wardrobes. Finishing the accommodation is a shower room with full width cubicle and electric shower, wc and hand basin with drawers beneath, tiled walls and heated towel rail.



- Excellent condition
- Semi-detached house
- Parking
- Front, rear and side gardens
- Three Bedrooms
- Two reception rooms
- Gas central Heating
- Double Glazing
- Useful store
- Downstairs cloakroom





Further Information

Local authority:

Council Tax: C - £2093.70 (2025/2026)

Tenure: Freehold

Services: All mains services connected.

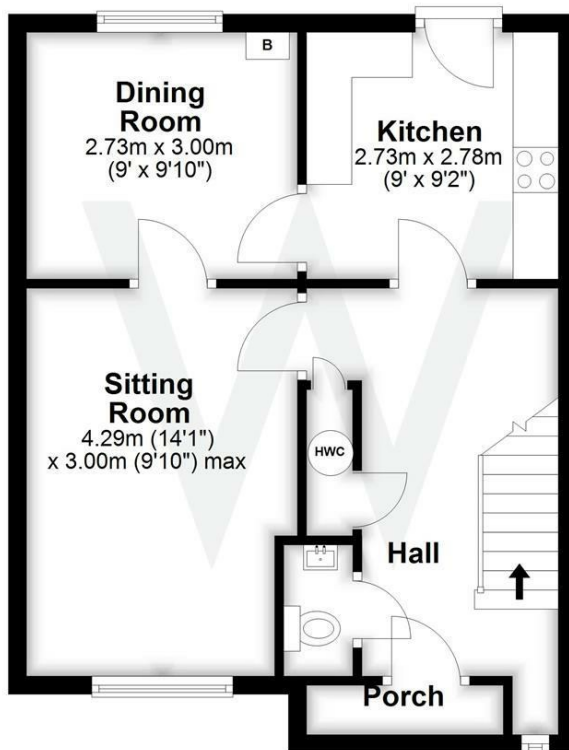
Heating: Gas central heating

Directions: From our offices in Castle Street proceed north to the ring road turning right at the roundabout. At the next roundabout proceed over into Wain-a-long Road. At the T-junction turn right and immediately left at the roundabout under the railway arch into Laverstock Road. Take the third right into The Avenue and continue along this road bearing left into Duck Lane. Turn second right into Park Road, continue into Hill Road and second left into Boundary Road.

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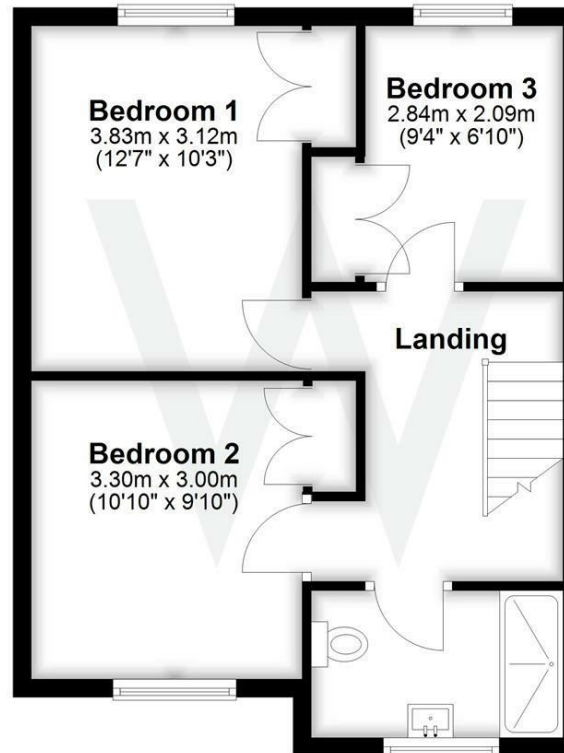
Ground Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 88.0 sq. metres (947.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(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	