



56a Westwood Road, Salisbury, Wiltshire, SP2 9HT

Guide Price £199,950 Leasehold

Rarely available ground floor flat offering spacious rooms together with a conservatory, large garden, outside stores and parking.

Description

A very spacious ground floor flat together with a large garden, conservatory and parking for one or more vehicles. Offered with vacant possession, the flat benefits from gas central heating by radiators and upvc double glazing. There is an entrance hall, sitting room with fireplace, 2 bedrooms both with wardrobes and a kitchen. There are two useful brick stores as well as a garden shed and summerhouse.

Communal Entrance Hall

Understairs storage area.

Hall

Coats hanging area. Built in storage cupboard.

Kitchen

Extensive range of work surfaces with inset electric hob, built in oven, one and a half bowl sink unit, space and plumbing for washing machine, base and wall mounted cupboards and display cupboards. Built in cupboards.

Sitting Room

Ornamental fireplace surround with inset living flame gas fire, dado rail.

Conservatory

Sliding doors to garden, tiled floor.

Bedroom 1

Range of built in wardrobe cupboards.

Bedroom 2

Range of built in wardrobe cupboards and drawers.

Shower room

Large cubicle with thermostatic hand held and rainfall shower, wc, hand basin with cupboard below. Tiled floor, part tiled walls.

Outside

To the front is a large gravel parking area with lawn and flower beds, all behind brick walls. The rear garden is a really good size with paved patio, lawns, flower beds and shrubs all enclosed by walls and timber fencing. Water tap, summerhouse, garden shed.

Tenure

Leasehold with 100 years remaining of an original 125 year lease.

Services

All mains services are connected.

Outgoings

Maintenance and ground rent of £205 per annum.

Directions

From the city take the A36 Wilton Road, turning right just before Skewbridge into Roman Road. At the mini-roundabout turn left into Pembroke Road and bear first left into the continuation of Pembroke Road. At the T-junction turn left into Rawlence Road and continue into Westwood Road. Pass the entrance to Sarum Academy on the left hand side and No. 56a will be seen after a short distance on the left.

WHAT3WORDS

What3Words reference is: [///lamp.escapades.arrow](#)

Ground Floor

Approx. 69.7 sq. metres (750.3 sq. feet)



Total area: approx. 69.7 sq. metres (750.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	70
(55-68) D	73
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

WHITES

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