



69 Woodbury Gardens, Salisbury, Wiltshire, SP2 8QA

£330,000 Freehold

About The Property

The property is a modern three bedroom semi detached house situated in a popular cul de sac on the southern side of the city near to the hospital.

The house has been refurbished by the present owner and is marketed in excellent order throughout. The ground floor has an entrance porch which leads to the open plan sitting/dining room which has a refitted kitchen area, There is a good range of base and wall units with a new integrated oven, hob and extractor with space for a fridge/freezer and washing machine. There is a fully glazed door that leads in to the rear garden and stairs lead from this room to the first floor.

There is a landing area with a loft access and a useful linen cupboard. The main bedroom overlooks the rear garden as does bedroom three. There is a further bedroom to the front and the bathroom has been stylishly refurbished with an attractive white suite with a shower over the bath, cupboard under the sink and the walls and floor are fully tiled.

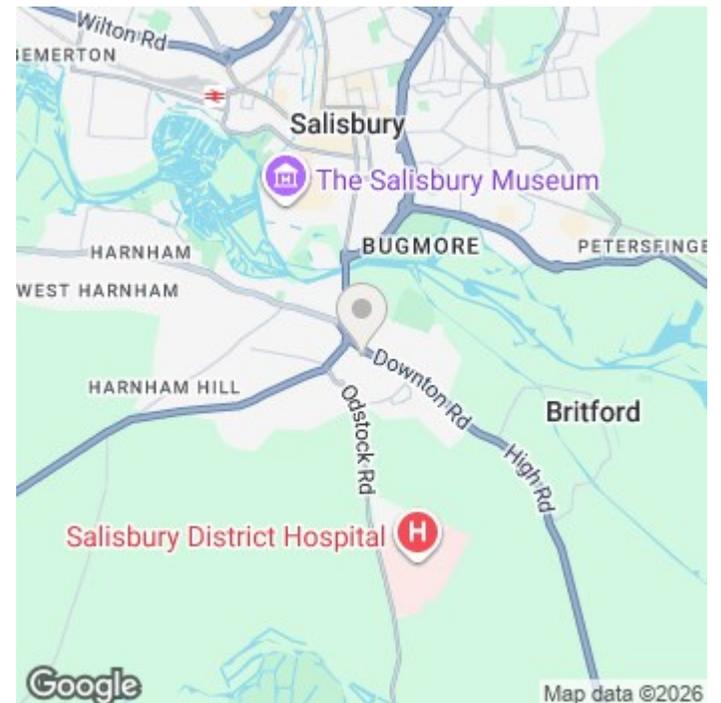
To the front of the house is a low maintenance garden with a driveway providing off road parking for two cars. There is a side gate that leads in to the rear garden which is partly paved leading to a grassed area enclosed by timber fencing.

The property has been fully refloored and redecorated with new internal doors and spotlights and all the PVCu double glazed windows have been replaced. It also benefits from gas fired central heating and is offered to the market with no onward chain.

Woodbury Gardens lies in the popular suburb of Hamham on the southern outskirts of the city. Salisbury District Hospital lies nearby and there is a regular bus service leading to the city centre which lies approximately one mile away. Further closeby amenities include a Marks and Spencer outlet on the nearby Downton Road and a Nisa store.



- Modernised three bedroom semi detached house
- Open plan living accommodation.
- New kitchen and bathroom
- Fully redecorated and refloored
- PVCu DG and gas CH
- Front and rear gardens
- Off road parking for two cars
- Close to hospital
- Cul de sac location
- No chain





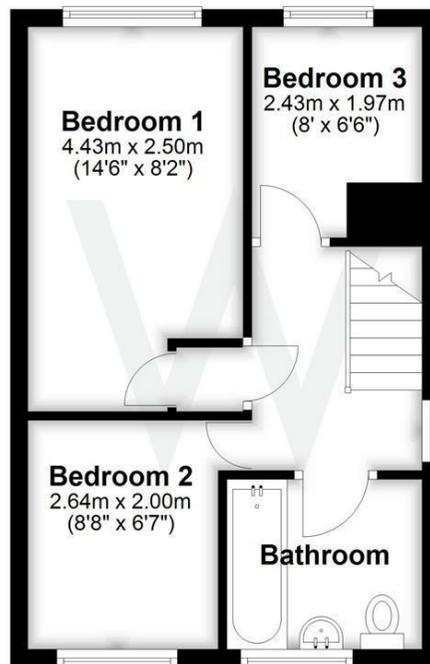
Ground Floor

Approx. 33.9 sq. metres (365.4 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.8 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage

Heating: Gas central heating

Directions: Leave Salisbury in a southerly direction via Exeter Street and continue forwards at the roundabout on to New Bridge Road. stay in the right hand lane to continue forwards through two sets of traffic lights and turn left at the next two mini roundabouts. Continue in to Woodbury Gardens bearing right and the property can be found towards the end on the left hand side.

What3words: ///gaps.cities.shine

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		73	
(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	