



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

£280,000 Freehold

## About The Property

A character two bedroom terrace house set in a pretty terrace and situated on the western edge of the city within Lower Bemerton, one of the most sought after locations. The rooms are arranged over three floors and there is a pretty cottage garden to the rear.

On the ground floor, an entrance porch has been added which leads to the sitting room. This has an open fireplace with a tiled backdrop and there is fitted shelving in to the chimney recesses. The dining room has stairs to the first floor and a part timber panelled wall.

The kitchen has a variety of cupboards with a sink under the window overlooking the garden. It has space for all the usual appliances and a door leads in to the garden. There is also a useful cloakroom.

On the first floor, the main bedroom has fitted wardrobes and there is a bathroom with a three piece suite with a shower over the bath. On the second floor is a further bedroom which has a dual aspect.

The garden is a particular feature, created by the current owners, having paved areas with well stocked borders. At the end of the garden there is a brick paved area, a rear access gate and a useful workshop/studio (3.38m x 1.59m) which has power and light. Further benefits include PVCu DG 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 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.

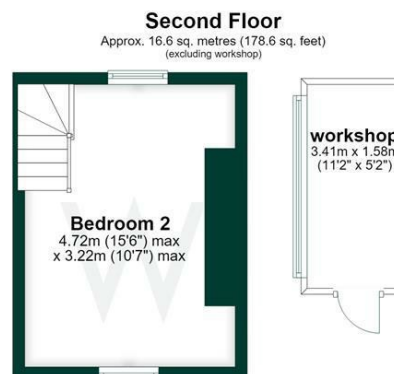
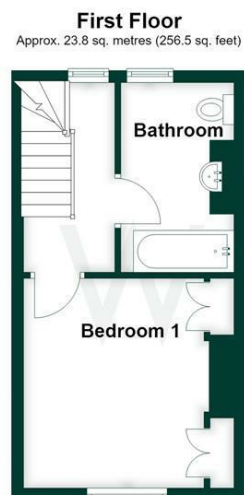
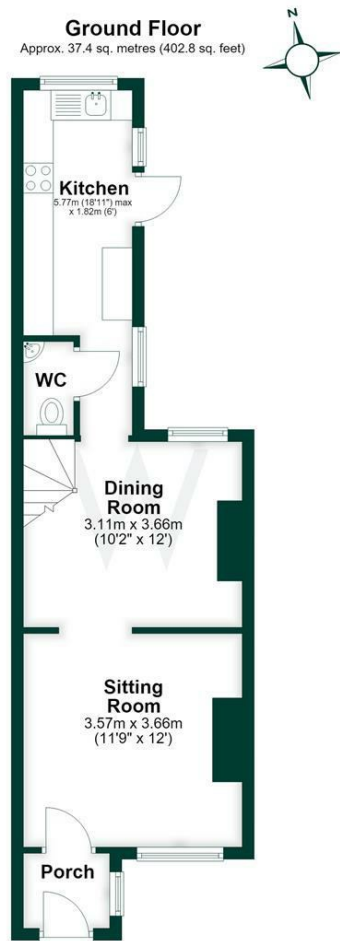
Also nearby are various countryside walks (Broken Bridges nature reserve to Harnham/Town Path and Water Meadows) whilst parking is on street and unrestricted.



- Character two bedroom terraced house over three floors
- Two reception rooms
- Kitchen
- Cloakroom
- FF bathroom
- PVCu DG & gas CH
- Pretty cottage garden
- Workshop
- Popular location
- Many nearby amenities - city edge







Total area: approx. 77.8 sq. metres (838.0 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

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: ///helps.afford.tops

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