

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

£275,000 Freehold

A charming three storey townhouse with a good garden in this popular location on the edge of the city.

Directions
From Salisbury take the A36 Wilton Road turning left just beyond the Shell petrol station into Cherry Orchard Lane. At the T-junction turn right into Lower Road. The road bears right and then left where No. 113 will be seen on the right hand side.

Description
Set in this popular location just outside the city centre, a charming three storey townhouse, full of character and offered in good condition throughout. On the ground floor there is an open plan sitting/dining room with wood-burning stove and kitchen. On the first floor there are two bedrooms and a family bathroom. On the second floor is the master bedroom. Outside there is a good size rear garden with pedestrian access, with sitting areas to catch the sun, lawn and flower beds. There are some double glazed windows and gas central heating. Highly recommended for an early viewing.

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

Entrance hall
Two deep storage boxes. Door to:

Open plan sitting/dining room 21'7" x 12'2" (6.58m x 3.71m)
Brick fireplace with stone hearth and wooden mantel and inset multi-fuel wood-burner. Stairs to first floor with understairs cupboard. Double doors to garden, fitted bookshelves. Door to:

Kitchen 11'8" x 6'10" (3.58m x 2.1m)
Range of work surfaces with cupboards and drawers beneath, wall mounted cupboards, inset one and a half bowl sink unit with mixer tap over, gas cooker and hob with extractor fan over, space and plumbing for dishwasher and washing machine, space for fridge/freezer. Door to garden.

Landing
Door to stairs to second floor.

Bedroom two 12'2" x 11'8" (3.71m x 3.57m)
Range of fitted wardrobes.

Bedroom three 10'2" x 6'6" (3.12m x 1.99m)
Built-in wardrobe.

Bathroom 6'10" x 6'9" (2.1m x 2.06m)
White suite of panelled bath with mixer taps and shower attachment, low level WC and wash-hand basin. Part tiled walls, glass shower screen, extractor fan.

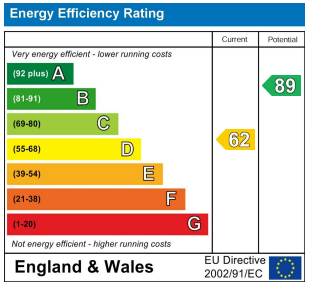
Second floor

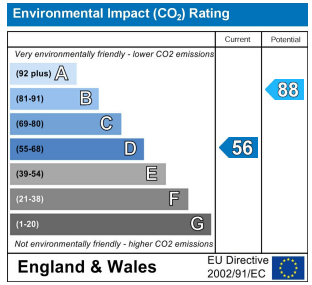
Bedroom one 15'7" x 12'2" max (4.77m x 3.71m max)
Built-in shelves, windows to front and rear elevations.

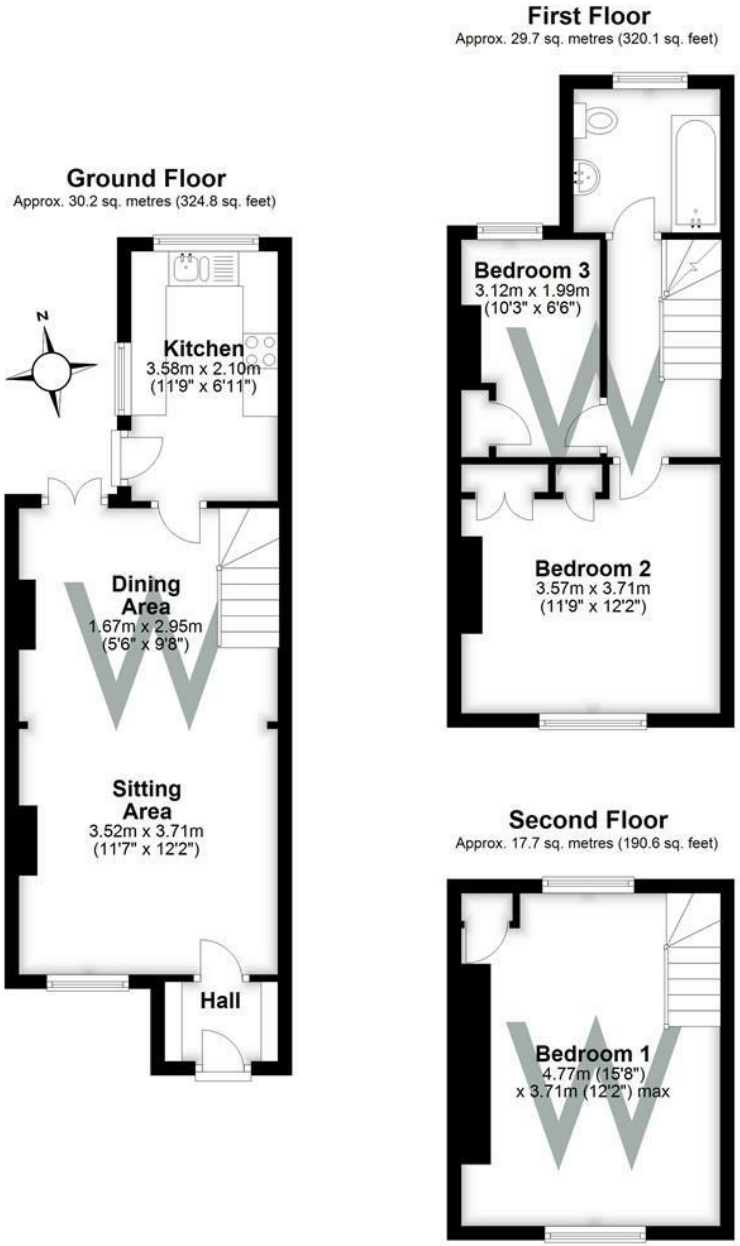
Outside
The rear garden extends to about 50ft, enclosed by timber panelled fencing, laid to lawn with paved sitting areas, flowerbeds and shrubs. Rear pedestrian access.

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 2020/2021 payable to Wiltshire Council is £1791.68.







Total area: approx. 77.6 sq. metres (835.5 sq. feet)







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