



2 Ashfield Road, Salisbury, Wiltshire, SP2 7EW

£290,000 Freehold

A three double bedroom terraced house with well presented accommodation arranged over three floors.

Description

The property is an extended, well proportioned and deceptively spacious three double bedroom house with well presented accommodation arranged over three floors. On the ground floor there is an entrance hallway and a large open plan sitting/dining room. The kitchen has an excellent range of units and some integrated appliances and this leads to a shower/utility room. On the first floor are two bedrooms and a large bathroom and there is a further double bedroom on the second floor. Features include exposed floorboards, stripped wooden doors, feature fireplaces, views of the Cathedral spire from two of the bedrooms and PVCu double glazing and gas central heating. To the rear there is a low maintenance garden which enjoys a westerly aspect. Ashfield Road lies just outside the ring road on the western side of the city in a convenient position with good access to the railway station. There is a Tesco Express nearby together with a regular bus service on the Wilton Road into the city centre which lies approximately half a mile away.

Property Specifics

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

Entrance hall

Exposed floorboards, radiator, moulded archway, stairs, door to;

Sitting room

Window to front, cupboard housing gas meter, telephone point, feature fireplace with tiled surround and brick backdrop with timber surround and mantel, exposed floorboards, through to;

Dining room

Space for table and chairs, radiator, exposed floorboards, understair cupboard housing electric fusebox and meter with shelving, window to rear, door to;

Kitchen

Fitted with cream fronted base and wall units with timber work surfaces over, integrated electric oven with four ring gas hob over, integrated fridge/freezer, sink and drainer with mixer tap under window to side, wall mounted gas boiler, part glazed door to garden, step down and door to;

Shower room/utility room

Fitted with a white suite comprising shower cubicle with rainfall shower, low level WC, wash hand basin with cupboard under, space/plumbing for washing machine, part tiled walls, inset spotlights, extractor, heated towel rail, obscure glazed window to side.

Stairs to first floor - Landing

Stairs to second floor, dado rail, two useful storage cupboards.

Bedroom one

Window to front, radiator, feature cast iron fireplace.

Bedroom three

Window to rear, radiator, feature brick fireplace with timber surround surround and mantel.

Bathroom

Fitted with a white suite comprising bath with hand held shower and screen, low level WC, wash hand basin with cupboard under, exposed floorboards, heated towel rail, obscure glazed window to rear.

Stairs to second floor - landing

Window to rear, access to eaves storage area, door to;

Bedroom two

Velux window to front and window to rear, radiator, access to eaves storage areas.

Outside

To the rear of the house is a paved garden enclosed by timber fencing. There is a timber shed and outside tap and light. There is a right of way across the garden with access on to Ashfield Road.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

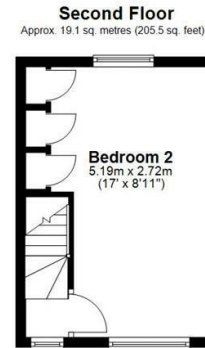
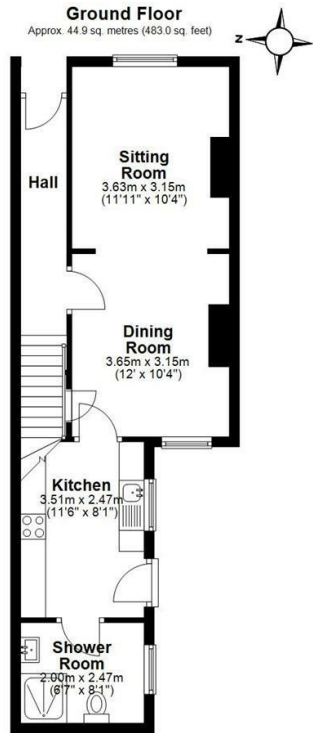
The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto the ring road. At St Paul's roundabout continue forwards onto the A36 Wilton Road and after passing the Law Courts on the right hand side take the next left into Ashfield Road. The property can be found after a short distance on the right hand side.

WHAT3WORDS

What3Words reference is: ///moment.begun.bought



Total area: approx. 104.7 sq. metres (1127.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	71
EU Directive 2002/91/EC		
England & Wales		

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