42 Manor Farm Road, Milford, Salisbury, Wiltshire, SP1 2RR

£310,000 Freehold

A three bedroom semi detached house with a garage and offered to the market with no onward chain.

Description
The property is a semi detached house in need of some updating and offered to the market with no onward chain. The well proportioned accommodation comprises an entrance hallway, a sitting room and there is an open plan kitchen/dining room to the rear. A small extension provides a cloakroom. On the first floor are three bedrooms and a family bathroom. Externally, to the front is an open plan lawn area and there is side access in to the rear garden which enjoys a westerly aspect. There is also a single garage and off road parking in a car parking area behind. Further benefits include PVCu double glazing and gas central heating. Manor Farm Road lies on the eastern side of the city on the edge of the popular suburb of Laverstock with access to local shops, and secondary and primary schools. There is also easy access to the A36 Southampton Road and the city centre. The property is offered to the market with no onward chain.

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

Entrance Hall
Glazed front door to;

Entrance Porch
Window to front, tiled floor, glazed door to;

Sitting Room
Window to front, radiator, square arch to;

Kitchen/Dining Room
Fitted with base and wall units with work surfaces over, integrated electric oven with four ring gas hob and extractor over, sink and drainer under window to side, space/plumbing for washing machine, space for fridge and freezer, door to rear lobby.
Dining area has space for table and chairs with door and window to garden, radiator.

Cloakroom
Fitted with a low level WC, wash hand basin, window to rear.

First Floor Landing
Loft access, window to side.

Bedroom One
Window to front, radiator, fitted wardrobes.

Bedroom Two
Window to rear, radiator.

Bedroom Three
Window to front, radiator, cupboard.

Bathroom
Fitted with a white suite comprising panelled bath with mixer tap shower attachment and screen, low level WC, pedestal wash hand basin, heated towel rail, obscure glazed window to rear.

Outside
to the front is an open plan lawn area. A side access gate leads to the rear garden which enjoys a westerly aspect and has a patio and a lawned area. There is a door in to the garage and to the rear car parking area.

Garage
With an up and over door.

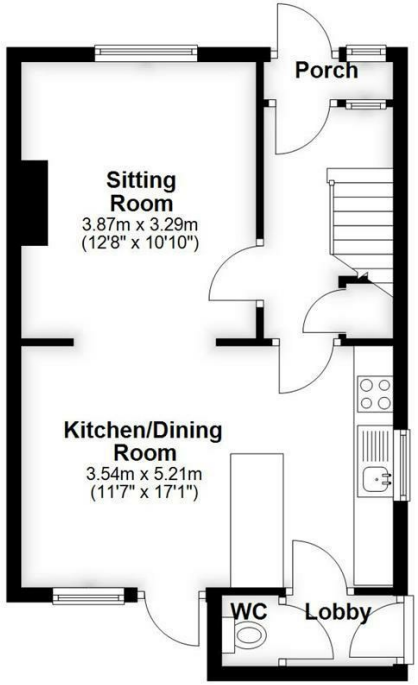
Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is D and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36

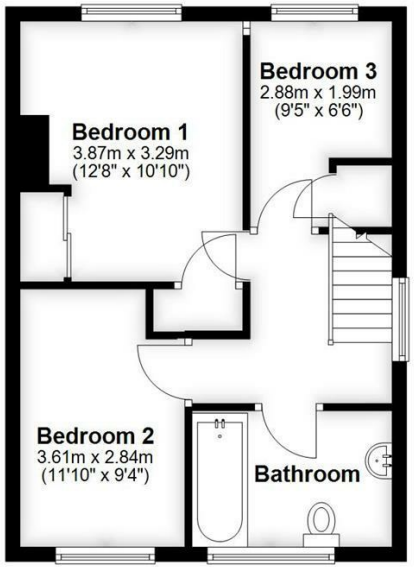
Directions
From our offices proceed south along Castle Street and bear left into Blue Boar Row. The road bears right into Brown Street. At the traffic lights turn left into Milford Street. Proceed straight over the traffic lights into Milford Hill. At the mini roundabout turn left into Laverstock Road and go straight over the mini roundabout, under the railway line and turn first right into Manor Farm Road where the property will be found on the right hand side.

WHAT3WORDS
What3Words reference is: ///feeds.steps.lime

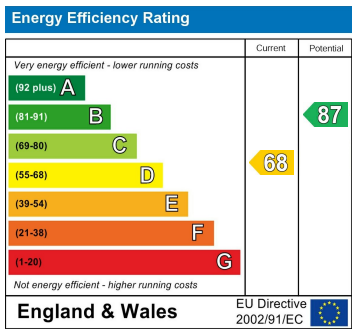
Ground Floor
Approx. 40.9 sq. metres (440.6 sq. feet)



First Floor
Approx. 38.3 sq. metres (412.2 sq. feet)



Total area: approx. 79.2 sq. metres (852.8 sq. feet)



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk