



54 Heath Road, Salisbury, Wiltshire, SP2 9JX

£365,000 Freehold

## **A superbly presented extended and refurbished three bedroom detached bungalow with a large west facing garden.**

### **Description**

A detached bungalow that has been refurbished and extended by the present owners and which now offers well proportioned accommodation with an off road parking space and a large west facing garden to the rear. There is an L-shaped sitting/dining room which has French doors providing views and leading out on to the rear garden. This leads through to a kitchen that has an attractive range of units with integrated appliances. There are two double bedrooms and a further good size bedroom and the bathroom has a white suite. All the windows are PVCu double glazed and there is gas central heating. To the front of the bungalow is a garden area and an off road parking space and a particular feature of the property is a large garden. Heath Road lies within a popular residential area approximately two miles from the city centre which is served by a bus route and nearby amenities include a primary school and a secondary school. Salisbury has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

#### **Entrance Hall**

Wood effect flooring, radiator, loft access, cupboard housing meters and further cupboard housing wall mounted gas boiler.

#### **Sitting/Dining Room**

An L-shaped room with wood effect flooring and two roof/velux windows, two radiators, space for table and chairs, two sets of sliding patio doors to rear, window to side, through to;

#### **Kitchen area**

Fitted with base and wall units with work surfaces over and attractive tiled splashbacks, Rangemaster electric double oven and grill with five ring gas hob and extractor, sink and drainer with mixer tap, integrated fridge/freezer and slimline dishwasher, space/plumbing for washing machine, velux window, return door to hallway.

#### **Bedroom One**

Window to front, radiator, picture rail, tiled hearth with exposed timber mantel over.

#### **Bedroom Two**

Window to front, radiator, picture rail.

#### **Bedroom Three**

Window to rear, radiator, fitted shelving.

#### **Bathroom**

Fitted with a white suite comprising panelled bath with shower and shower screen, low level WC, pedestal wash hand basin, tiled walls, heated towel rail, obscure glazed window to side.

#### **Outside**

To the front of the property is a lawn with a path to the front door. There is an off road parking space for one car. A side access path leads in to the rear garden which enjoys a westerly aspect and is lawned with hedge and fenced boundaries. There is a timber shed, a greenhouse and an attractive central Magnolia tree.

#### **Services**

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

#### **Outgoings**

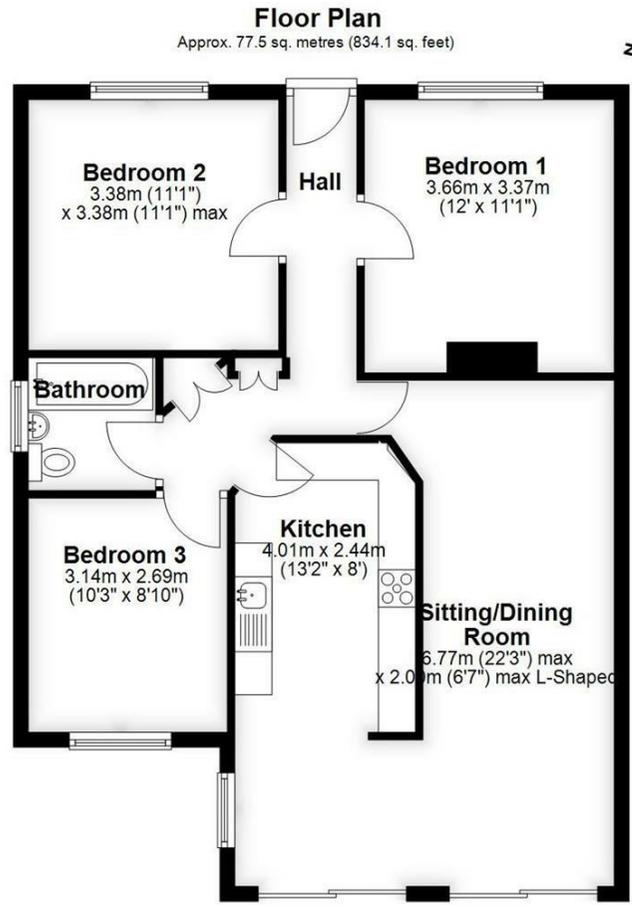
The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,350.54.

#### **Directions**

Leave Salisbury on the A360 Devizes Road and after approximately one mile turn left on to Queen Alexandra Road. Take the first right turn in to Heath Road and the property can be found on the left hand side.

#### **WHAT3WORDS**

What3Words reference is: [///sketches.never.comedians](https://www.what3words.com/sketches.never.comedians)



Total area: approx. 77.5 sq. metres (834.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

