53 Church Road, Laverstock, Salisbury, Wiltshire, SP1 1QY

£385,000 Freehold

About The Property

The property is an extended three bedroom semi detached house with off road parking and a large detached garage/workshop to the rear. It is in need of some modernisation and is offered to the market with no onward chain.

The well proportioned accommodation comprises an entrance hall which has an understair cupboard. The sitting/dining room has an open fireplace with a stone surround and mantel and there is also space for a table and chairs. There is a large utility area which has a larder cupboard and a cupboard housing the gas boiler for the central heating system. There is also a side door leading in to the open garage area.

The utility area leads through to the extended kitchen/breakfast room. This has a range of base and wall units with an integrated electric oven, grill, gas hob, extractor. and dishwasher. There is a sink under a window overlooking the rear garden and space for a table and chairs by the sliding patio doors, which lead in to the rear garden.

On the first floor, all the bedrooms have fitted wardrobes. Two are double bedrooms and the shower room has a white three piece suite.. Further benefits include PVCu double glazing and gas central heating.

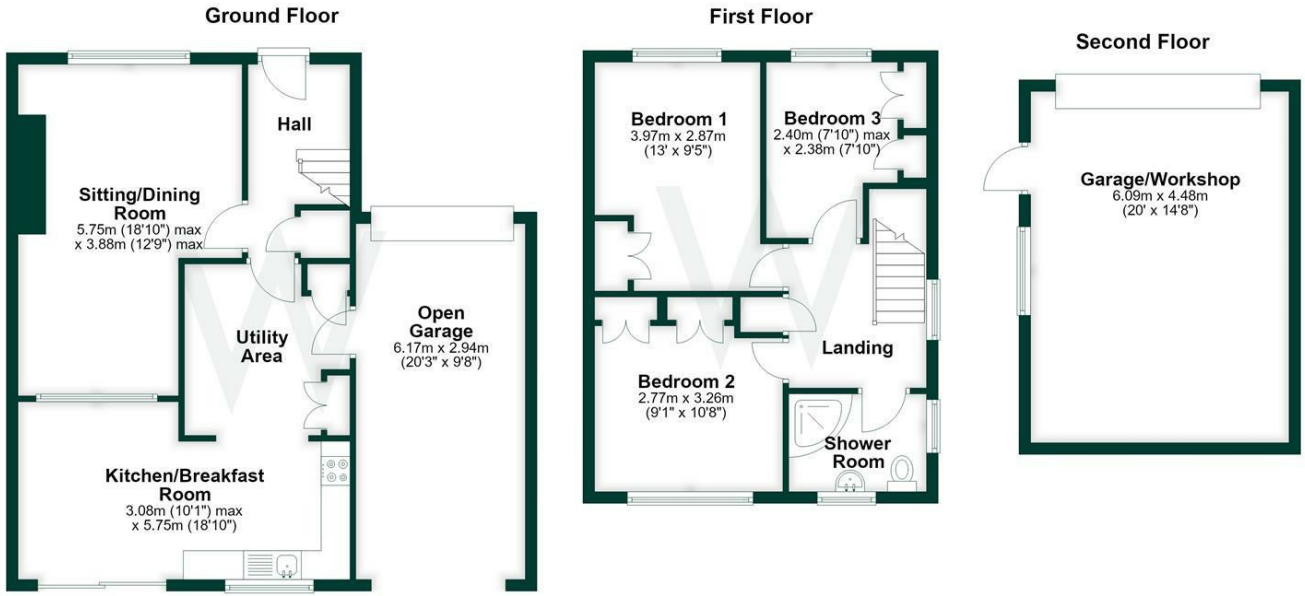
To the front of the property is a brick paved driveway providing off road parking. There is an open garage area with an up and over door which provides both covered parking and vehicular access through to the rear garden and the large garage/workshop. This measures 6.07m x 4.47m and is a particularly useful building to house vehicles, use as a workshop or to convert it in to a work space/office.

The rear garden enjoys a westerly aspect with both patio and lawned areas and there is a greenhouse (with electric) and a timber shed.

Laverstock lies on the north-eastern side of the Cathedral city of Salisbury. The property is close to both primary and secondary schools, a convenience store, takeaways and a public house. There is also a bus stop nearby. The city centre lies approximately 2 miles away and offers a further range of amenities including a mainline railway station serving London Waterloo.

3 | 1 | 2 | 1013.00 sq ft

- Extended semi detached house
- Three bedrooms
- Sitting/dining room
- Kitchen/breakfast room
- Utility area
- FF shower room
- PVCu DG & gas CH
- Off road parking and large detached garage/workshop
- Some updating required
- No onward chain



Further Information

Local authority: Wiltshire Council

Council Tax: D - £2484.83 (2026/2027)

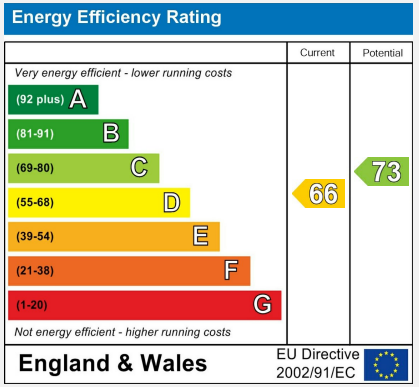
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From our offices in Castle Street proceed north to the ring road turning right at the roundabout. At the next roundabout proceed over into Wain-a-long Road. At the T-junction turn right and immediately left at the roundabout under the railway arch into Laverstock Road. Continue in to Church Road and the property can be found on the left hand side opposite St Josephs school.

What3words:///indoor.nerve.rocky



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