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WHITES

130 Stratford Road, Salisbury, Wiltshire, SP1 3JS

£335,000 Freehold

## About The Property

The property is an extremely well presented semi detached house which has been improved, altered and extended by the current owners. It is located in a popular area on the outskirts of the city.

The accommodation comprises an entrance hallway which leads to a sitting room which has an attractive cast iron fireplace, a double aspect and fitted cupboards and display shelving.

The kitchen has been refitted with an excellent range of units and there is an integrated electric oven with four ring hob and extractor over, a washing machine and fridge/freezer. It has a tiled floor and it leads to an extended dining area which has three velux windows to provide extra light, a tiled floor and majority glazed elevations offering views over the garden which is accessed via French doors. Also on the ground floor is an updated bathroom which has a three piece suite including a claw foot bath, part timber panelled walls and inset spotlights.

On the first floor the main bedroom has a feature cast iron fireplace, a cupboard housing the gas boiler and a door leads in to the ensuite shower room which has a contemporary three piece suite including a rainfall shower head. The second bedroom overlooks the rear garden.

To the front of the property there is a lawned area with a gravelled driveway providing off road parking for one car. There is a side access gate that leads in to the rear garden which enjoys a south westerly aspect and has a patio and gravelled areas which lead to a lawn with flower borders. At the rear of the garden is a further gravelled area with vegetable growing beds, a greenhouse and two timber sheds.

The property is located in the popular Stratford area of the city approximately half a mile from the city centre with local amenities including a nearby grammar school (South Wilts), a Co-op store on Castle Road and an open recreation area (Hudsons Field). A regular bus service runs in to the city centre. Offered with no onward chain.



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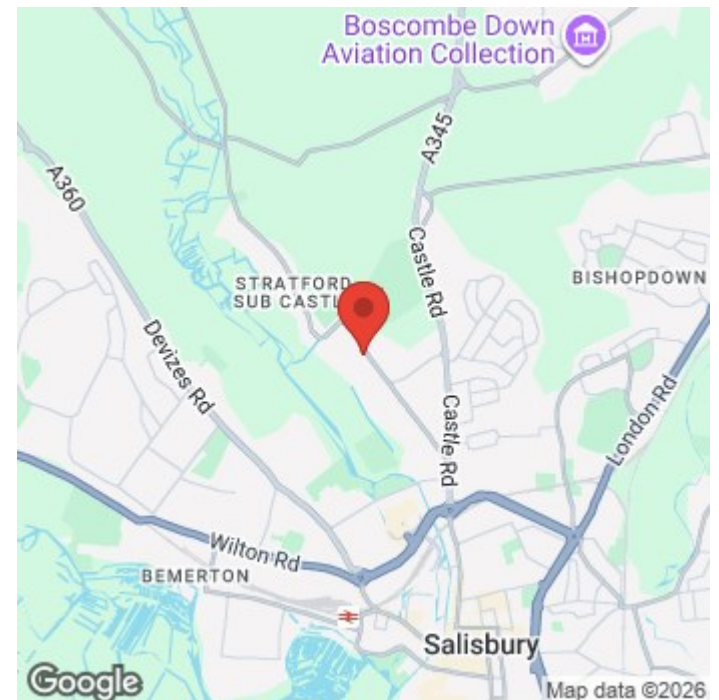


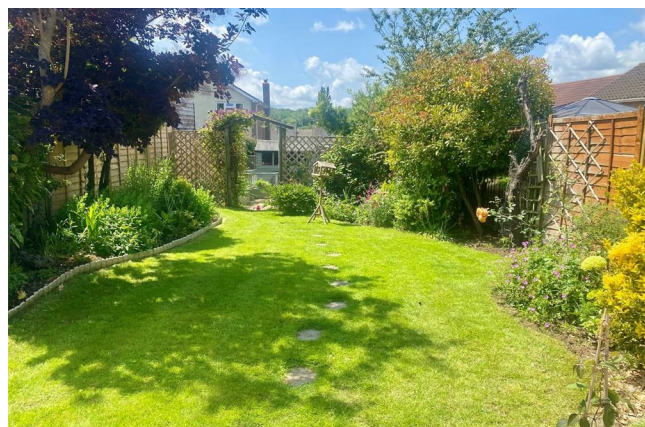
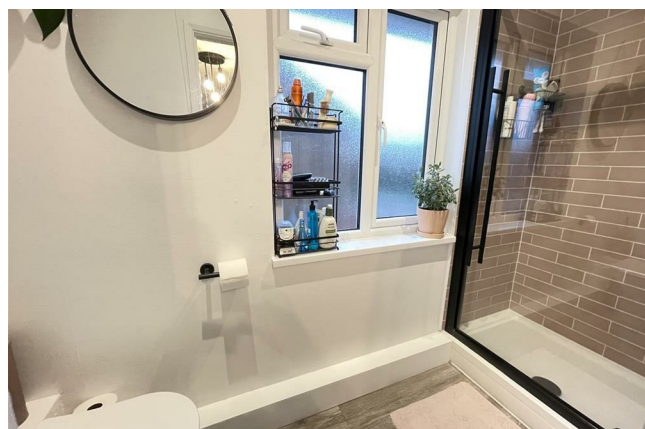
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714.70 sq ft

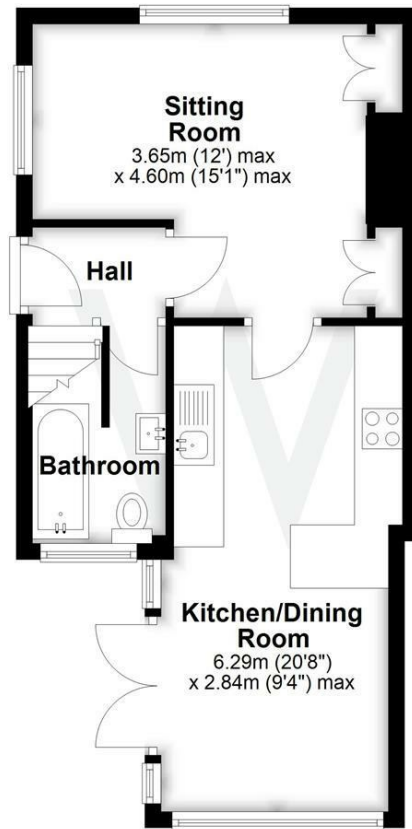
- Extended semi detached house
- Two bedrooms
- Sitting room
- Kitchen/dining room
- En suite to master bedroom
- Excellent order throughout
- Gardens
- Off road parking
- PVCu DG & gas CH
- No chain





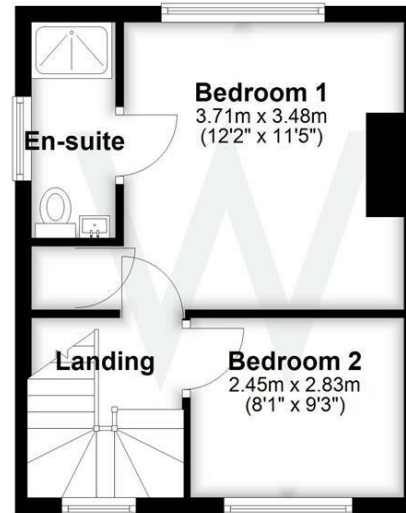
### Ground Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



### First Floor

Approx. 27.4 sq. metres (294.4 sq. feet)



Total area: approx. 66.4 sq. metres (714.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains water, electricity, gas and drainage.

Heating: Gas central heating.

Directions: From our offices in Castle Street proceed away from the city centre and at the roundabout proceed forwards on to Castle Road. At the next set of traffic lights bear left on to Stratford Road and continue for approximately a quarter of a mile and the property just before the turn for Hathaway Close on the left hand side.

What3words: [///souk.conveying.moumer](https://www.what3words.com/souk.conveying.moumer)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	