49 St. Andrews Road, Lower Bemerton, Salisbury, Wiltshire, SP2 9NT

£375,000 Freehold

About The Property

The property is a very well presented three bedroom semi detached house which has a superb kitchen/dining room within a large single storey extension to the rear. It offers excellent family accommodation within a popular and quiet road on the city edge.

On the ground floor is an entrance hallway which has two understair storage cupboards and exposed floorboards.

The sitting room has built in shelving to the chimney recesses and exposed brickwork within the fireplace and an archway leads in to the dining room, both areas again having exposed floorboards.

Glazed tri-fold doors lead in to the extended kitchen/dining room which offers a superb entertaining area with space for a large table and chairs. There is an excellent and extensive range of cupboards with an integrated dishwasher, electric oven, hob and extractor with space for a washing machine, tumble dryer and American style fridge/freezer. A particular feature of this room is the large roof lantern window which bathes the room in light.

On the first floor, there are three bedrooms with the main bedroom having fitted wardrobes along one wall. The shower room has a large shower cubicle wet boarded walls, underfloor heating and an airing cupboard.

To the rear is a low maintenance garden with a patio and artificial grass and the property also benefits from PVCu DG throughout and gas fired central heating.

St Andrews Road is a popular, tree lined road with unrestricted parking and lies on the outskirts of the city. There is a regular bus service which runs to the surrounding areas as well as to the city centre itself which lies approximately two miles away. There is a primary school in Lower Bemerton and convenience stores on the nearby Wilton Road, including a Waitrose outlet.

3 | 1 | 2 | 1030.00 sq ft

- Extended semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen/dining room
- FF shower room
- PVCu DG & gas CH
- Low maintenance rear garden
- Edge of city location
- Tree lined road
- Popular area

Total area: approx. 95.7 sq. metres (1030.3 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

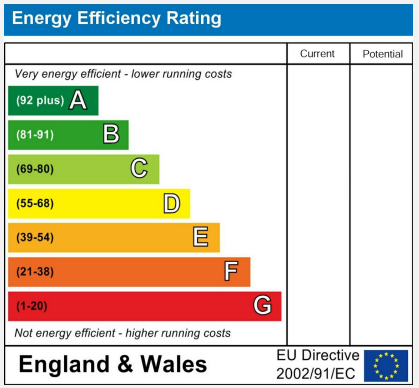
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury on the A36 Wilton Road and after Skew Bridge turn left in to Church Lane. Take the next left in to St Andrews Road and the house can be found towards the end on the left hand side.

What3words: ///pure.wallet.social



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