



26A Wyndham Road, Salisbury, Wiltshire, SP1 3AB

£250,000 Leasehold with Share of Freehold

A two bedroom maisonette offering versatile accommodation over three floors. Benefits include a south facing garden

Description

The property is a maisonette arranged over three floors forming part of a former character house. The versatile accommodation is well presented throughout and the property benefits from a good size garden to the rear. There is a private entrance hallway and on the first floor there is a sitting room which leads through to a well fitted kitchen/breakfast room which has some integrated appliances. Also on this floor is a bedroom which could alternately be used as a dining room and a shower room. On the second floor is the main bedroom and a Jack and Jill en suite which also serves a dressing room which could alternately be used as a study or a nursery room. Benefits include PVCu double glazed sash windows, gas central heating and a good size garden which enjoys a southerly aspect WHICH is located at the end of a side access path. Wyndham Road lies inside the ring road within easy walking distance of the city centre and amenities including the railway station and the Waitrose store. No onward chain.

Property Specifics

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

Entrance Hall

Moulded archway, stairs.

First Floor - Landing

Doors to sitting room, bedroom and shower room, stairs to second floor.

Sitting Room

Window to rear, internet point, TV and telephone pointS, radiator, through to;

Kitchen/Breakfast Room

Fitted with base and wall units with work surfaces over, sink and drainer with mixer tap, integrated electric oven, four ring gas hob, extractor, fridge with freezer box, space for table and chairs, wall mounted gas boiler, radiator, TV point.

Bedroom Two/Dining Room

Window to front, radiator, picture rail, TV point, built in cupboard.

Shower Room

Fitted with a white suite comprising shower cubicle with rainfall shower, low level WC, pedestal wash hand basin, heated towel rail, extractor, inset spotlights.

Second Floor - Landing

Doors to rooms

Bedroom One

Window to front, fitted wardrobes, TV point, radiator, door to;

Jack and Jill Bathroom

Fitted with a white suite comprising timber panelled bath with hand held shower over, low level WC, pedestal wash hand basin, heated towel rail, velux window to rear, extractor, inset spotlights, door to;

Bedroom Three/Dressing Area

Velux window to rear with views towards cathedral spire, fitted wardrobes and drawers.

Outside

The rear garden is situated at the end of a side access path. There is a patio area with a timber summerhouse and the remainder is landscaped with lawn, patio and gravelled areas and enjoys a very secluded aspect. There is a side gate providing a right of way for neighbours.

Services

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

Tenure

Leasehold with a 50% share of the freehold held on a 999 year lease.

Outgoings

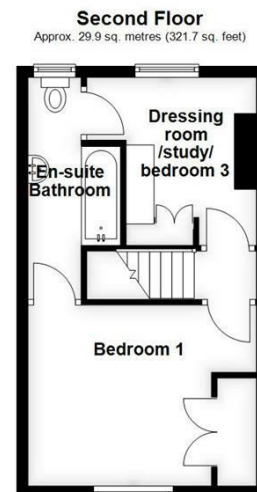
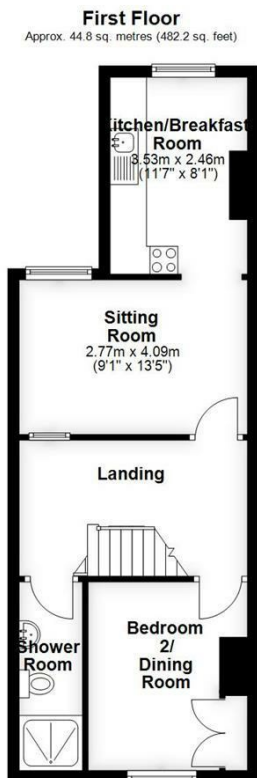
The Council Tax Band is 'B' and the payment for the year 2025/2026 payable to Wiltshire Council is £2,056.73.

Directions

From our offices in Castle Street proceed away from the city centre and after passing forwards at the mini roundabout, take the next right turn in to Wyndham Road. The property can be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///dates.host.ocean



Total area: approx. 82.6 sq. metres (889.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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