



50 Rectory Road, Salisbury, Wiltshire, SP2 7SD

£395,000 Freehold

A three bedroom semi detached house in need of some updating and offered with no onward chain.

Description

The property is a three bedroom semi detached house situated at the end of this popular residential cul de sac which is within close proximity to the railway station and the city centre. The house is in need of some updating and the accommodation comprises an entrance hallway, a sitting room with a bay window, a dining room which has a door leading in to the garden and a kitchen. On the first floor are three good size bedrooms and a family bathroom. The house benefits from some period features including picture rails and floorboards, PVCu double glazing, part electric heating, a useful off road parking space and gardens to the front and rear. Rectory Road lies in a central but quiet location and is a popular residential cul-de-sac situated just inside the ring road on the edge of the city centre. The city itself has an excellent range of cultural, social and educational amenities which lie within a level walking distance. No onward chain.

Property Specifics

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

Entrance hall

Inset porch with tiled step, part glazed front door with glazed side panels, night storage heater, telephone point, stairs with cupboard.

Sitting room

Bay window to front, picture rail, fireplace with electric fire, TV point.

Dining room

Glazed door to garden, night storage heater, tiled fireplace, picture rail.

Kitchen

Fitted with base and wall units with work surfaces over, electric cooker, space/plumbing for dishwasher, sink and drainer under window to rear, understair cupboard, part glazed door to side.

Stairs to first floor - Landing

Window to side, loft access.

Bedroom 1

Bay window to front, night storage heating, fitted wardrobe, picture rail.

Bedroom 2

Window to rear, picture rail, fitted wardrobes, airing cupboard housing hot water tank.

Bedroom 3

Window to front.

Bathroom

Fitted with a suite comprising panelled bath with Triton shower over, wall mounted electric heater, electric towel rail, obscure glazed window to rear.

Outside

To the front of the property is a driveway providing off road parking for one car and a lawn with a flower border. The rear garden has a paved area and lawn with a raised flower border. There is also an outside tap. There are two brick outhouses, one for storage and the other has plumbing for a washing machine.

Services

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

Outgoings

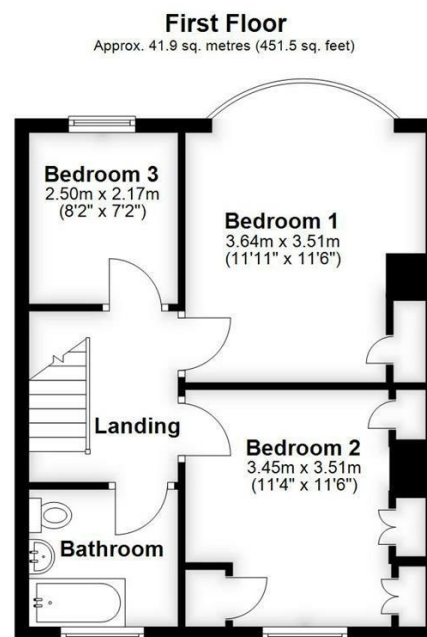
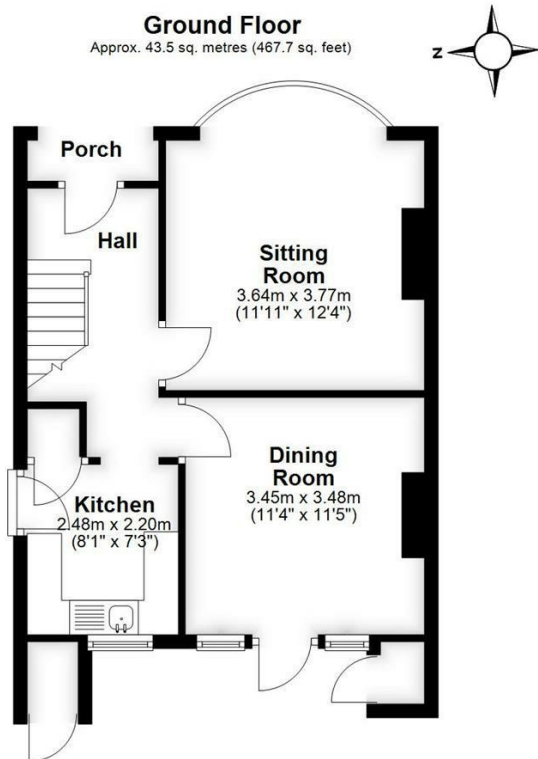
The Council Tax Band is 'E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3231.99.

Directions

From our office in Castle Street proceed away from the city centre and at the roundabout turn left onto Churchill Way. At the next roundabout turn left and proceed under the railway bridge before turning right at the mini roundabout into Dews Road. Follow the road around to the left and at the crossroads turn right into South Street. At the 'T' junction turn right into Rectory Road and the property can be found towards the end on the right hand side.

WHAT3WORDS

What3Words reference is: ///makes.faster.mass



Total area: approx. 85.4 sq. metres (919.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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