



25 Southampton Road, Alderbury, Salisbury, Wiltshire, SP5 3AQ

Guide Price £325,000 Freehold

A character cottage on the edge of a popular village with terrific potential for improvement and additions.

Description

A character semi detached cottage on the edge of this popular village about three miles from the city of Salisbury. Gas central heating has been installed, windows are double glazed and the wiring has been upgraded but otherwise the cottage could do with some updating. There is also terrific potential for extensions (subject to permissions) to create a wonderful family home. The accommodation consists of entrance hall, bathroom, utility cupboard, sitting room, kitchen and 3 good bedrooms. There is also a brick built store that could be incorporated into the main residence. Gardens lie to front and rear whilst parking is on the road behind (Old Road). Vacant possession is offered.

Property Specifics

The accommodation is arranged as follows.

Entrance hall

Stairs to first floor.

Sitting room

Two windows to front elevation, fireplace with living flame gas fire and arched recess to side.

Kitchen

Worksurfaces with base and wall mounted cupboards and drawers. Single drainer sink unit, electric cooker, ample appliance space, tiled floor, extractor fan, door to garden.

Bathroom

Pan bath with shower over and folding glass screen, wc and hand basin. Extractor fan.

Utility cupboard

Plumbing for washing machine.

Stairs to first floor - landing

Bedroom one

Cupboard housing gas boiler for heating and hot water.

Bedroom two

Bedroom three

Outside Store 12'1" x 10'1" (3.7 x 3.08)

Built of red brick elevations under a slate roof. Power and light, window to side, door to rear.

Outside

The gardens lie to front, rear and side. Enclosed by hedging with pedestrian access gates and laid to lawn. parking is to the rear of the property in Old Road.

Services

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

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,881.30

Directions

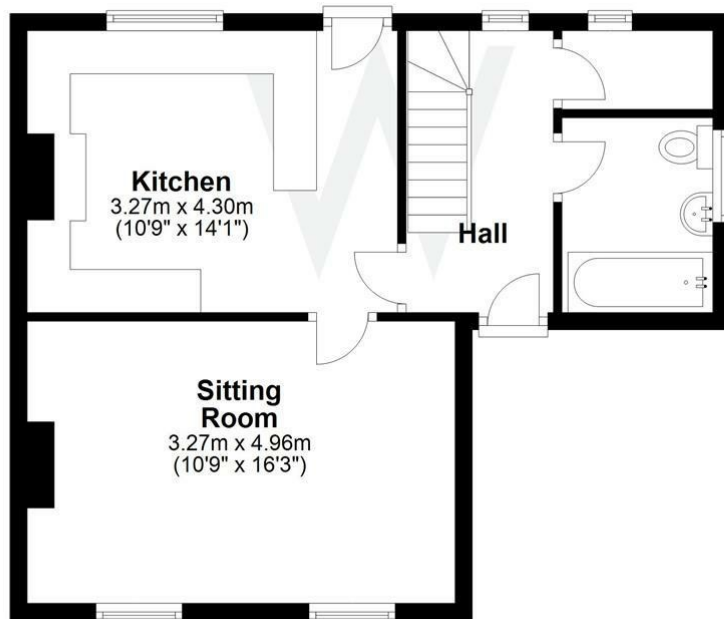
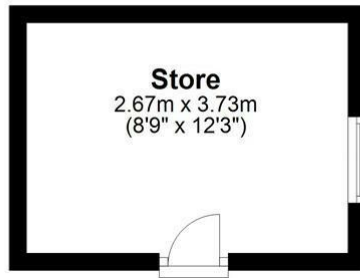
Leave Salisbury on the A36 Southampton Road, turning right at the beginning of the dual carriageway towards Alderbury. Proceed into the village and take the first left into Old Road. Number 25 Southampton Road will be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///cobbled.contracting.silly](https://www.what3words.com/cobbled.contracting.silly)

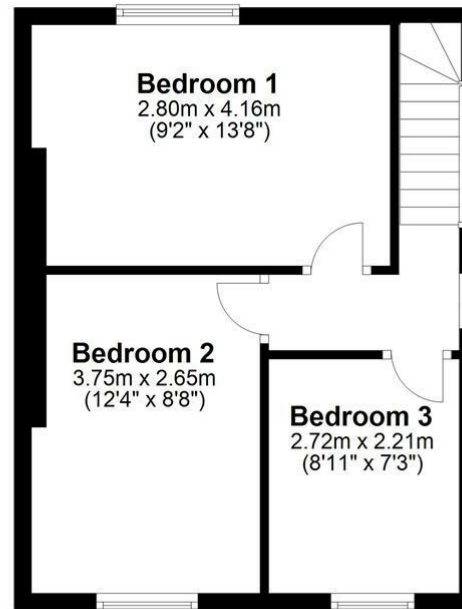
Ground Floor

Approx. 52.7 sq. metres (567.4 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.4 sq. feet)



Total area: approx. 85.5 sq. metres (919.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WHITES

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