

MEADOW ROAD, WILTSHIRE, SP27BN

£245,000 FREEHOLD

Winkworth







MEADOW ROAD, WILTSHIRE, SP2 7BN

A characterful two-bedroom terraced home with an additional loft room, ideally positioned in a popular location just a short distance from the railway station and the town centre. With an enclosed garden and offered to the market with no onward chain.

The accommodation opens into a welcoming sitting room, featuring a fireplace that provides an attractive focal point. From here, a small inner hallway gives access to the staircase rising to the first floor and leads through to the kitchen.

The kitchen is generously proportioned, enjoying an outlook over the rear garden and offering ample space for a dining table, making it ideal for both everyday living and entertaining. Beyond, a separate utility area provides valuable additional storage and practicality, with a door leading directly out to the garden. This completes the ground floor accommodation.

On the first floor, the landing leads to a family bathroom, fully tiled and fitted with a bath and shower over, complemented by a matching white suite. There is a double bedroom to the rear, featuring an attractive fireplace and views over the garden, along with a further generous double bedroom to the front elevation, also benefiting from a feature fireplace.

A particular advantage of the property is the loft room, accessed via a drop-down ladder from the landing, offering useful additional space with eaves storage and a Velux window.

Externally, the rear garden has been thoughtfully arranged for ease of maintenance, featuring a combination of patio and timber decking areas, ideal for outdoor seating and dining, alongside an area of lawn. A side gate provides convenient access, while on-street parking is available to the front of the property.

AT A GLANCE

Sitting room

Kitchen

Utility

Two bedrooms

Family bathroom

Loft room

Garden

Permit parking

LOCATION

Positioned on the northern fringe of Salisbury city centre, the property enjoys a highly convenient yet well-connected setting. The mainline railway station, historic city centre and Waitrose are all within comfortable walking distance, while a local convenience store and takeaway are close at hand. A range of further amenities, including public houses, social clubs, public transport links and the Five Rivers Leisure Centre, are also easily accessible.
Salisbury offers an exceptional quality of life, celebrated for its rich heritage and vibrant cultural scene. The city hosts a twice-weekly charter market and is home to a well-regarded theatre, alongside an excellent selection of independent shops, restaurants and leisure facilities.
For those looking to travel further afield, Salisbury is superbly positioned, providing convenient access to the south coast as well as the nearby cathedral cities of Winchester and Bath, and the commercial centre of Southampton. The A303 offers a direct link to the M3 for London, as well as routes west towards Exeter and the wider West Country.

DIRECTIONS

What3Words- sadly.lost.scans

Leave Salisbury via Castle Street. At the Castle Street roundabout, take the first turning left onto the A36. At the next roundabout, take the third exit onto the A360 Devizes Road, then immediately take the first right onto York Road. Take the second turning on the left into Meadow Road and follow the road, where the property will be located on the right-hand side.

Council Tax Band C
EPC Band D
Gas central heating and Upvc double glazing
Mains drainage and electric
Ultrafast broadband available.
EE good outside, variable inside.
O2 Good outside, variable inside.
Three good outside, good inside.
Vodafone Good outside, good inside.







GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.

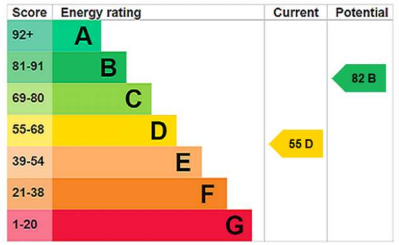
1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.

2ND FLOOR
200 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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