



QUEENSBERRY ROAD, WILTSHIRE, SP13PH
£375,000 FREEHOLD

Winkworth

QUEENSBERRY ROAD, WILTSHIRE, SP13PH

Handsome three-bedroom semi-detached home, positioned in the popular Queensberry Road. Offering well-proportioned accommodation, a rear garden, driveway parking and scope for further improvement, offered to the market with no onward chain.

The property has been in the same ownership for over 40 years and is now being offered to the market, presenting an exciting opportunity to acquire a characterful home in one of Salisbury's most popular residential streets. The house retains several attractive original features, which could be sympathetically enhanced by the next owner.

An attractive arched entrance lobby, with beautiful stained-glass windows, leads into the central hallway. The sitting room has a fireplace and bay window, while glazed doors open into the dining room. This is a lovely, light and spacious room, with good ceiling height, attractive picture rails and elevated views across the rear garden.

The kitchen is positioned to the rear of the property and enjoys views over the garden. It is fitted with matching base and eye-level units. A useful WC is located off the hallway.

From the kitchen, a door leads through to a covered area, with steps descending to a useful study and further steps leading to a basement WC. A door from here provides convenient direct access to the rear garden.

On the first floor are two generous double bedrooms, both with fitted wardrobes. The front bedroom benefits from a bay window overlooking the garden frontage, while the rear bedroom enjoys attractive views over the rear garden. A further single bedroom and shower room complete the accommodation.

Outside, the property is set back from the road behind a low brick wall, with an off-road parking space and a small area of lawn bordered by mature shrubs.

The rear garden is undoubtedly one of the property's most appealing features. Offering a good degree of privacy, it is arranged over two levels, with the upper garden being predominantly laid to lawn and centred around a mature cherry tree. Attractive curved brick steps lead down to the lower garden, which is again mainly laid to lawn and enclosed by a wonderful selection of mature trees and shrubs.

With its character, generous accommodation, mature gardens, and excellent potential for modernisation, this is a home that offers the next owner the opportunity to create something truly special, whilst retaining the charm and character of the existing property.

AT A GLANCE

Kitchen
Sitting room
Dining room
Study
Three bedrooms
Gardens
Parking



LOCATION

This family home is situated in an extremely popular and well-established residential area, offering an excellent combination of convenience and edge-of-city living. The location is particularly well regarded by families, with an excellent choice of primary and secondary schools nearby and the property within the catchment areas for both South Wilts Grammar School for Girls and Bishop Wordsworth's Grammar School for Boys.

There is a good range of local amenities close at hand, including Salisbury Rugby Football Club, Victoria Park and the Co-operative convenience store on Castle Road, providing easy access to everyday essentials. The surrounding area also offers a number of pleasant green spaces and walking routes.

Salisbury is a historic cathedral city offering an appealing blend of heritage, culture and modern amenities. At its heart is the magnificent Salisbury Cathedral and its Close, one of the city's most celebrated landmarks, surrounded by attractive historic buildings, independent shops, cafés and restaurants. The city also benefits from the popular Old George Mall, a twice-weekly Charter Market and a wide selection of independent retailers and everyday shopping.

For leisure and entertainment, Salisbury offers the Salisbury Playhouse, cinemas, sports clubs and a variety of recreational facilities. The city is surrounded by beautiful countryside, providing excellent opportunities for walking and cycling.

For commuters, Salisbury is particularly well connected. The mainline railway station provides direct services to London Waterloo in approximately 80 minutes, while the A36 provides access towards Southampton, Bath and the south coast. The A30 and A303 offer convenient connections to the M3 and London, as well as west towards the wider West Country and Exeter.

DIRECTIONS

What3Words- boom.spring.clues

From Salisbury city centre, proceed along Castle Street, passing beneath the railway bridge to the Castle Street Roundabout. Take the second exit onto Castle Road (A345) and continue north.

After passing Victoria Park on the left-hand side, take the third turning on the right, signposted Queensberry Road. Follow the road almost to the top, where the property can be found on the left-hand side, indicated by a Winkworth For Sale board.

Council Tax Band D

EPC Band E

Gas central heating and double glazing

Mains drainage and electric

Ultrafast broadband available.

EE good outside, good inside.

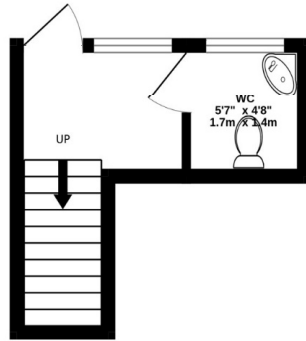
O2 good outside, limited inside.

Three good outside, limited inside.

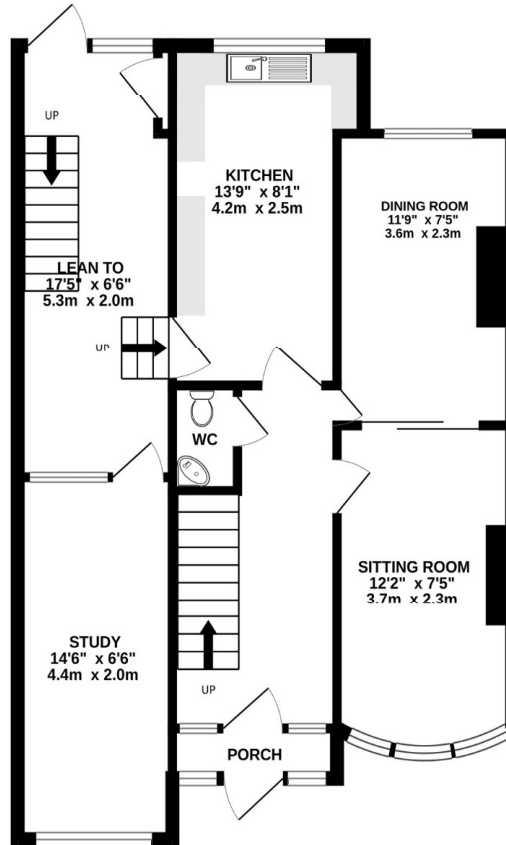
Vodafone good outside, limited inside.



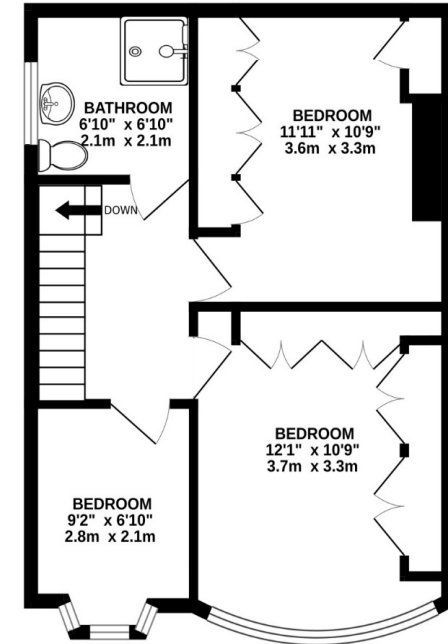
BASEMENT
89 sq.ft. (8.2 sq.m.) approx.



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Salisbury | 01722 443 000 | salisbury@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth