



WATERLOO ROAD, WILTSHIRE, SP12JX
£275,000 FREEHOLD

Winkworth

WATERLOO ROAD, WILTSHIRE, SP12JX



An attractive and generously proportioned one-bedroom terraced home with the added benefit of a versatile loft room, a short distance from Churchill Gardens and within easy walking distance of the city centre, with rear garden and parking.

The property is approached via an entrance hall, providing a practical space for coats and shoes. From here, the accommodation opens directly into the open-plan sitting room, creating a welcoming living space that flows seamlessly down a step into the dining area, which offers ample room for entertaining and family dining.

Just off the dining area is a useful, covered walkway, providing excellent additional storage. The accommodation then opens into the kitchen, fitted with a matching range of base and eye-level units, with a window to the side elevation allowing plenty of natural light. A door from the kitchen leads directly to a delightful, covered seating area, creating the perfect spot to enjoy a morning coffee or relax outdoors while overlooking the beautifully landscaped garden.

Stairs rise from the dining area to an exceptionally spacious landing, beautifully illuminated by a striking arched window that creates an attractive focal point and fills the space with natural light. This generous area offers excellent flexibility and would make an ideal home office, reading area, or hobby space.

The double bedroom benefits from fitted wardrobes, while across the landing is a spacious bathroom fitted with a matching white suite comprising a walk-in shower, panelled bath, wash hand basin, and WC.

Further stairs rise to a versatile loft room, providing useful additional space suitable for a variety of purposes, subject to any necessary consents.

Outside, the beautifully landscaped rear garden is arranged over two levels. Immediately adjoining the property is an attractive decked terrace offering ample space for outdoor seating and potted plants, making it the perfect place to relax or entertain. Steps lead down to a gravelled garden area, ideal for raised vegetable beds or further planting, together with a large garden shed providing excellent storage. A wooden pedestrian gate gives access to the rear walkway, while a second gate leads directly to the allocated off-road parking space with an EV charging point.

AT A GLANCE

- Lounge/diner
- Kitchen
- Double bedroom
- Loft room
- Family bathroom
- Rear gardens
- Off-road parking space

LOCATION

Waterloo Road is situated on the south-eastern edge of Salisbury, offering excellent access to the city centre, the A36 and Wiltshire College. Churchill Garden is just across the road, hosting regular Park runs and providing delightful riverside walks, ideal for dog walking and outdoor relaxation. Local amenities include a convenience store, two supermarkets and coffee shop, all within easy walking distance. The property is also just a short stroll from the attractive cathedral city centre.

Salisbury itself enjoys a thriving community atmosphere, with a twice-weekly charter market, the renowned Salisbury Playhouse, and an excellent selection of shopping and leisure facilities. For commuters, Salisbury's mainline railway station offers a direct service to London Waterloo in approximately 80 minutes.

The city provides convenient access to the south coast, as well as Bath, Winchester, and Southampton. The nearby A303 connects to the M3 for routes to London and westwards towards Exeter and the wider West Country.

DIRECTIONS

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Leave the city centre via the one-way system from the Market Square, continuing to the T-junction with Exeter Street. Turn left and proceed to the roundabout, taking the first exit onto Churchill Way. At the next roundabout, take the second exit onto Southampton Road.

Take the first left onto Tollgate Road, then the next right into Waterloo Road. Follow the road almost to the end to the end, where the property will be found on the right-hand side.

EPC Band D

Council Tax Band C

Mains electric and drainage

Gas central heating and double glazing

Ultrafast broadband available.

EE good inside, good outside.

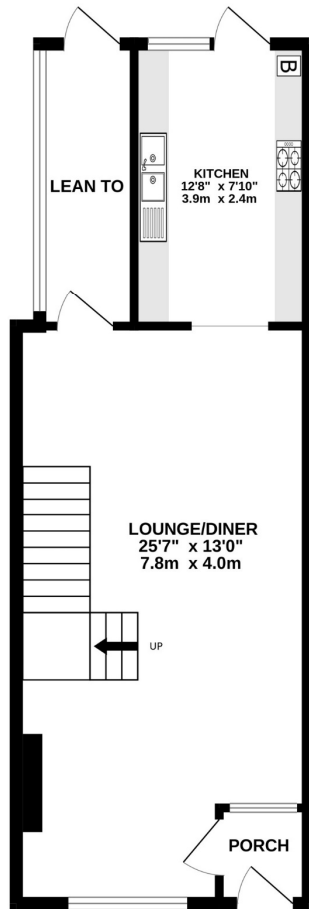
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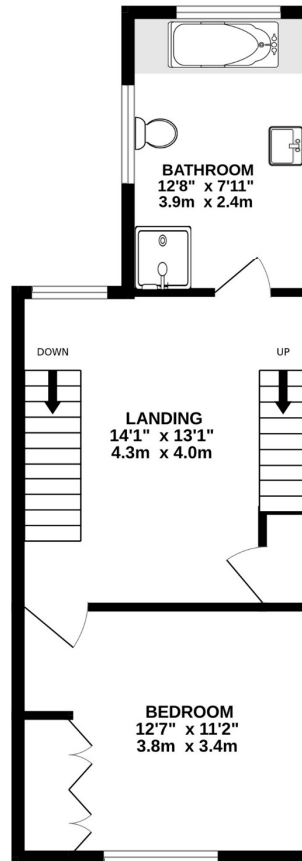
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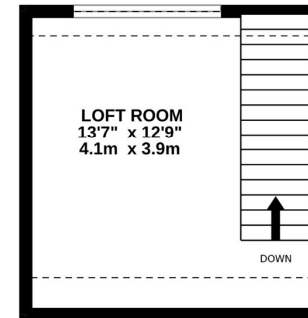
GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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