



DEVIZES ROAD, WILTSHIRE, SP2 7LS  
£260,000 FREEHOLD

Winkworth



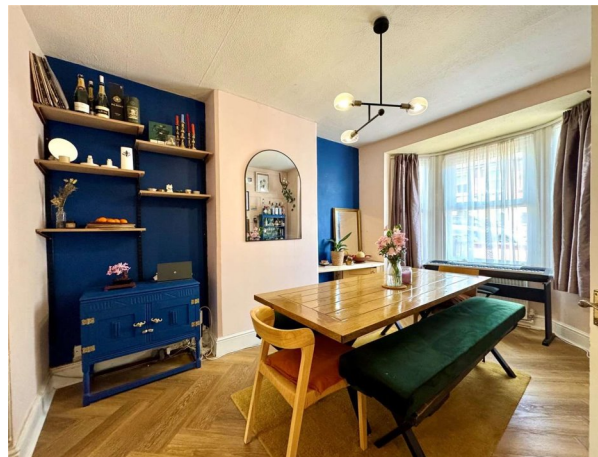
## DEVIZES ROAD, WILTSHIRE, SP27LS

**Bay-fronted two-bedroom, end of terrace, period property with a south-west facing rear garden. EPC: D.**

An older style end terrace house, this property has pedestrian side access to the rear. The comfortable accommodation, double glazed and including gas fired radiator heating, comprises an entrance hall, open-plan double aspect lounge and dining room with log burning stove and an extended kitchen on the ground floor. Upstairs and off the landing there are two nicely proportioned bedrooms and a large family bathroom. Outside, at the front there is a walled and gravelled garden with pedestrian gate and paved path to the front door. At the rear the enclosed garden is laid to lawn with mixed border and a decked terrace at the end. There is a concrete area to the side of the kitchen suitable for outside dining area. A gate leads to the side access.

### AT A GLANCE

- Kitchen
- Sitting room
- Dining Room
- Two bedrooms
- Family bathroom
- Enclosed rear garden
- Walled front garden



## LOCATION

The property is situated off Devizes Road which lies on the northern fringe of Salisbury city centre. Salisbury's mainline railway station, Salisbury city centre and Waitrose are all within walking distance. In addition to this a corner shop and takeaway outlet are within 400 yards. Other facilities available nearby include public transport, public houses, social clubs and the five rivers leisure and well-being centre is nearby. Salisbury city itself has a thriving community atmosphere, with a twice-weekly charter market, a renowned theatre, and an excellent selection of shopping and recreational facilities. Salisbury offers convenient access to the south coast, as well as Bath, Winchester, and Southampton. The nearby A303 connects to the M3 for travel to London or westward towards Exeter and the West Country.

## DIRECTIONS

What3Words- recent.blog.flips

Leave Salisbury via Castle Street. At the Castle Street roundabout, take the first turning left (A36) at the next roundabout take the third exit onto (A360) Devizes Road. After a short distance the property can be found on the left-hand side indicated with a Winkworth For Sale board.

EPC Band D

Council Tax Band C

Gas central heating and double glazing

Mains drainage

Ultrafast broadband available.

EE good outside, variable inside.

O2 good inside, variable outside.

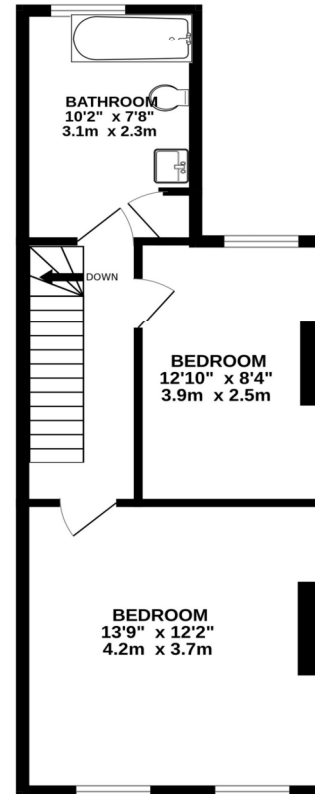
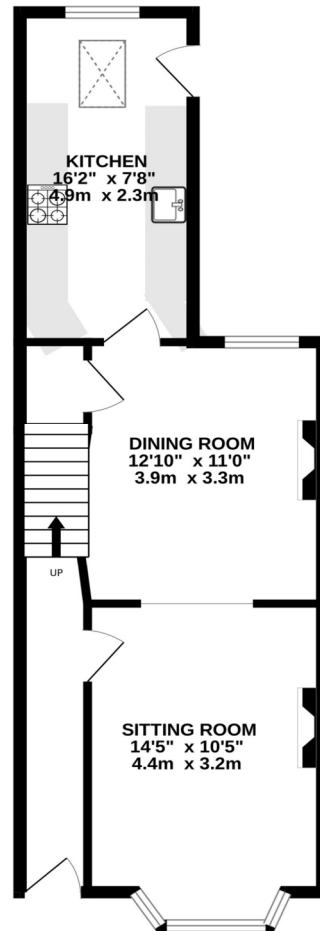
Three good outside.

Vodafone good outside, variable inside.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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**Winkworth**