



MEADOW ROAD, WILTSHIRE, SP2 7BL
£265,000 FREEHOLD

Winkworth



MEADOW ROAD, WILTSHIRE, SP2 7BL

Three-bedroom, end of terrace with two reception rooms and an enclosed rear garden, in popular residential area. No onward chain.

This property is an end terrace house, possibly a former railway cottage, located just outside the city centre ring road and therefore within walking distance of the central Market Square and its surrounding shops and eateries etc. The mainline rail station is also nearby. The accommodation, which offers potential for refurbishment, is surprisingly spacious and includes two reception rooms, a kitchen and a shower room on the ground floor. Upstairs there are three well-proportioned bedrooms and a further bathroom. Gas fired central heating is installed and windows are double glazed. Outside there is a gated side access leading to an enclosed rear garden.

AT A GLANCE

Kitchen
Sitting room
Dining room
Shower room

Three double bedrooms
Family bathroom

Enclosed garden



LOCATION

The property is situated on the western fringes of Salisbury city centre and stands within close proximity to good local amenities including a Waitrose general store and the city centre. The Cathedral City of Salisbury has an excellent shopping centre and a thriving twice-weekly market. Recreational facilities include the Playhouse Theatre, two multi-screen cinemas, Arts Centre, Leisure Centre and swimming pool. Salisbury has a mainline railway station, London Waterloo being approximately 85 minutes travelling time.

Also available within walking distance is the Five Rivers leisure centre and swimming complex which provides a municipal pool and good leisure facilities.

DIRECTIONS

What3Words - cherry.rigid.tones

Leave Salisbury via Fisherton Street and continue under the railway bridge to St Pauls roundabout. Take the second exit onto Devizes Road and turn immediately right into York Road. Meadow Road is the second cul-de-sac on the right and the property can be found towards the end of the road on the right-hand side.

EPC Band D

Council Tax Band C

Double glazing

Gas central heating

Mains drainage

Permit parking

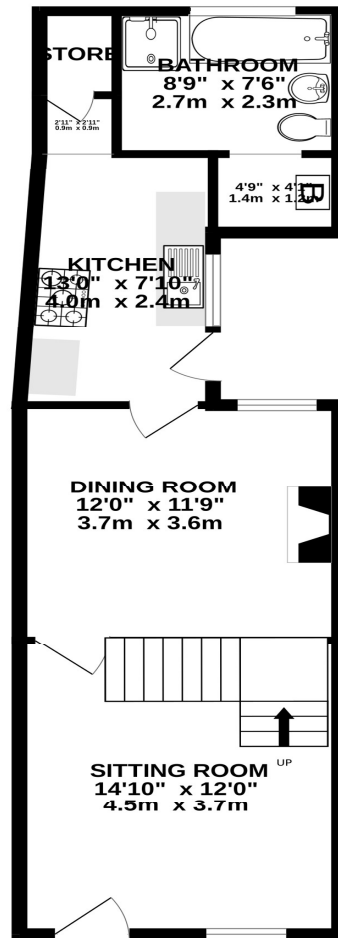
Ultrafast Broadband available

Mobile coverage inside likely with O2 and Vodafone

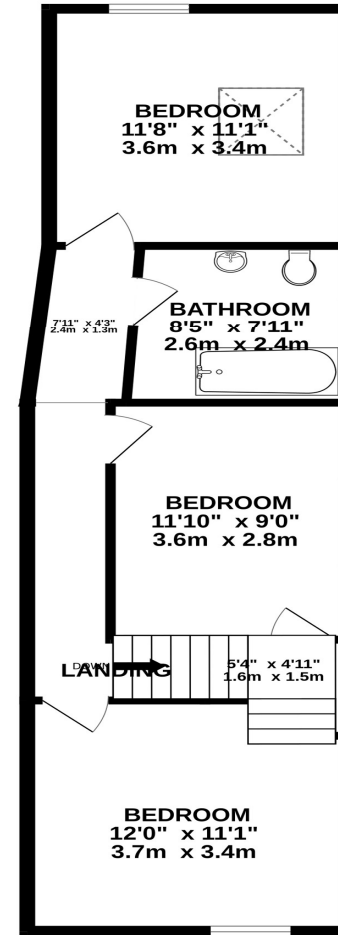
Mobile coverage outside likely with ee, Three, O2 and Vodafone



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.9 sq.m.) approx.



56 MEADOW ROAD, SALISBURY

TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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