



15 Radnor Road

Salisbury, SP1 3PL

Guide price £350,000



A classic 1930's semi-detached home offering huge scope for enhancement and extension (subject to planning consent). 15 Radnor Road is a well-loved family home with a number of original features yet does benefit from double glazing and gas heating (recently fitted combination boiler). Accommodation comprises entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and two separate WC's. The house has off road parking and detached garage, the Westerly facing garden also holds huge potential. This lovely quiet road is situated in one of Salisbury's most sought-after residential locations. Popular schools, church, convenience shop and Victoria Park are all within walking distance, the location also provides great access to the city centre. This is a fantastic opportunity to acquire a substantial and quality property with such potential in such a great location.



Directions

Proceed to Castle Road turning right into Queensberry Road, turn left into Radnor Road where number 15 can be found on your left.

Double Glazed Front Door to:

Entrance Porch

Original leaded light front door and side panels to:

Entrance Hall

Stairs to first floor with low level cupboard under. Double radiator. Low level electric fuse cupboard.

Cloakroom

White WC and wash hand basin. Tiled splashbacks. Obscure double-glazed window to side.

Sitting Room 11'9" x 14'9" max (3.6m x 4.5m max)

Double glazed bay window to front aspect. Double radiator and picture rail.

Dining Room 13'1" x 10'11" (4m x 3.35m)

Double glazed door and bay window overlooking the rear garden. Double radiator. Open fireplace with tiled surround and picture rail.

Kitchen 14'7" x 7'2" (4.45m x 2.2m)

Minimal range of contemporary wall and base units. Fitted electric hob, eye level double oven. Inset stainless steel sink unit, tiled splashbacks. Double glazed door and window to side, double glazed window to rear. Recess with heated towel rail.

First Floor Landing

Obscure double-glazed window to side aspect.

Bedroom One 12'7" x 10'11" max (3.85m x 3.35m max)

Double glazed window to front aspect. Feature tiled fireplace, full height wardrobe and radiator.

Bedroom Two 13'7" x 9'10" ext to 10'11" (4.15m x 3m ext to 3.35m)

Double glazed bay window to rear aspect. Feature tiled fireplace and picture rail. Full height cupboard housing recently fitted Viessman gas combination boiler. Double radiator.

Bedroom Three 7'4" x 8'4" (2.25m x 2.55m)

Double glazed bay window to front aspect. Radiator and picture rail.

Bathroom

White suite comprising panelled bath, pedestal sink and shower enclosure with thermostatic controls and 'wet wall' splashbacks. Further tiled splashbacks, medicine cabinet, obscure double-glazed window and heated towel rail. Loft access.

Separate WC

Push button WC. Obscure double-glazed window to side aspect.

Outside

To the front of the house is a lawned front garden enclosed by a hedge. A tarmac drive leads to the side of the house and garage with carport/covered area.

Garage (5.7m x 2.45m) Up and over door to front. UPVC pedestrian door to side, windows to side and rear.

The rear garden is a real attribute to the property and holds huge potential for landscaping/re-planting. The garden is crucially flat with a Westerly aspect and is well enclosed by wooden fencing and hedgerow. Immediately outside the dining room is a patio area which leads to the drive and garage. Beyond is a level area of lawn with pond, the path continues toward the far end of the garden which has become overgrown but would make an ideal vegetable plot etc. Greenhouse.

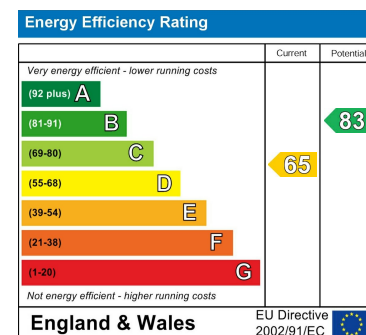
Area Map



Floor Plans



Energy Efficiency Graph



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