



## 44 Empire Road

Salisbury, SP2 9DF

Guide price £325,000



A traditional three bedroom house with enormous potential set in a large garden on the western side of the city. Accommodation comprises Reception Hall, Sitting Room, Dining Room, and Garden Room whilst on the first floor there are three bedrooms and a bathroom. The house has gas central heating. There is a large garden, off road parking as well as a dated garage and shed. There is also an outside WC and coal store. Several adjacent houses have loft conversions carried out or extensions to the side and rear. Empire Road is located on the western side of Salisbury within reach of local shops, supermarket, primary school and bus service. Salisbury has a good range of shops and social amenities including supermarkets, brand stores and a wide range of restaurants and pubs. Social amenities also include two theatres, the five rivers leisure centre and a number of sports clubs. There is also a mainline railway station serving London Waterloo.



## Directions

Leave Salisbury on the A36 Wilton Road. Just before Skew Bridge turn right on to Roman Road and then immediately left on to Pembroke Road. Turn right onto Empire road where number 44 can be found towards the top on the right hand side.

## Entrance Hall

Stairs to first floor and storage cupboard. Door to side.

## Sitting Room 13'6" x 11'9" (4.12m x 3.60)

Fireplace . Radiator. Bay window to front aspect.

## Dining Room 12'5" x 11'3" (3.81m x 3.43m)

Gas fire and back boiler. Doors to rear garden room.

## Garden Room

Door to garden.

## Kitchen/Breakfast Room 9'1" x 6'5" (2.78m x 1.98m)

Double drainer sink unit. Drawers and cupboards. Range of wall and base units. Shelving.

## First Floor Landing

Airing cupboard housing hot water tank.

## Bedroom One 13'8" x 10'7" (4.17m x 3.24)

Wardrobes and radiator.

## Bedroom Two 12'4" x 9'11" (3.77 x 3.04)

Radiator.

## Bedroom Three 9'1" x 7'9" (2.77m x 2.38m)

Radiator.

## Bathroom

Panelled bath. Wash hand basin. WC. Radiator. Access to loft space.

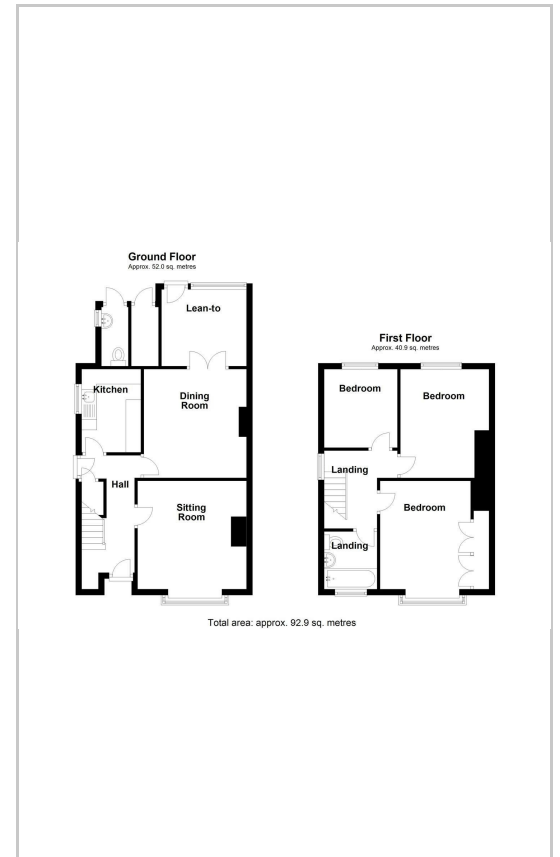
## Outside

Small lawn to the front with flower beds and parking to the side. Long garden to the rear with dilapidated shed and garage, coal store and outside WC. Scope for extension to the rear (with relevant planning permissions).

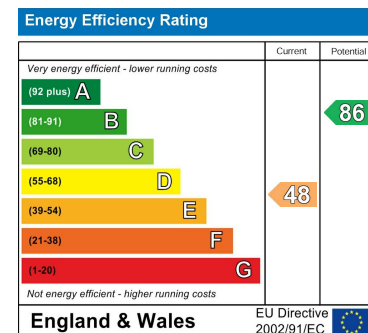
## Area Map



## Floor Plans



## Energy Efficiency Graph



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