



## 14 Wyndham Road

Salisbury, SP1 3AA

£399,950



A handsome period home located on a prime city centre road offering enormous potential. 14 Wyndham Road is a classic bay fronted semi detached villa which has been lovingly maintained by its current owners, but could benefit from some updating in certain areas.



Desription

A handsome period home located on a prime city centre road offering enormous potential. 14 Wyndham Road is a classic bay fronted semi detached villa which has been lovingly maintained by its current owners, but could benefit from some updating in certain areas. The accommodation comprises entrance hallway, sitting room, dining room, kitchen, utility room, three bedrooms, bathroom and ground floor cloakroom. Scope exists to extend the property, convert the loft space, or alter the existing layout (subject to consent). A number of original character features can be found throughout 14 Wyndham Road including sash windows, exposed floorboards, picture rails etc. The property benefits from gas heating with a modern boiler. Outside the property has a small front garden and generous rear garden with a Southerly aspect. The location is excellent, all the city amenities are within flat walking distance, riverside walks and parkland are also close by. This is a rare opportunity to acquire a quality property with such potential.

Directions

Proceed to Castle Street turning into Wyndham Road. Number 14 can be found after a short time on your right-hand side.

Entrance Hallway

Double glazed front door.

Sitting Room 4.55m max x 3.55m

Sash bay window to front aspect. Double radiator. Open fireplace with tiled surround. Picture rail.

Dining Room 3.9m x 2.9m

Open tiled fireplace. Radiator, door to rear garden and exposed floorboards.

Kitchen 2.9m x 2.95m

Shaker style wall and base units with work surface over. Inset stainless steel sink unit with mixer tap, tiled splash backs. Space for gas cooker and washing machine. Recently fitted wall mounted Worcester gas combi boiler. Double glazed window to side. Laminate flooring.

Utility Room 2.95m x 1.6m

Door to porch. Double radiator. Laminate flooring. Walk-in larder cupboard.

Cloakroom

Newly fitted push button WC. Window to rear.

First Floor Landing

Access to loft space holding huge scope and potential for conversion (subject to planning)

Bedroom One 4.55m x 4.67m max

Sash bay window and secondary sash window to front aspect, double radiator.

Bedroom Two 3.5m x 2.85m

Double glazed window to rear aspect. Radiator. Two wardrobes.

Bedroom Three 3.75m x 3m

Double glazed window to rear aspect. Radiator. Access to secondary loft.

Bathroom

Coloured bath and refitted white pedestal basin and push button WC. Tiled splash backs, laminate flooring and obscure double glazed window to side aspect.

Outside

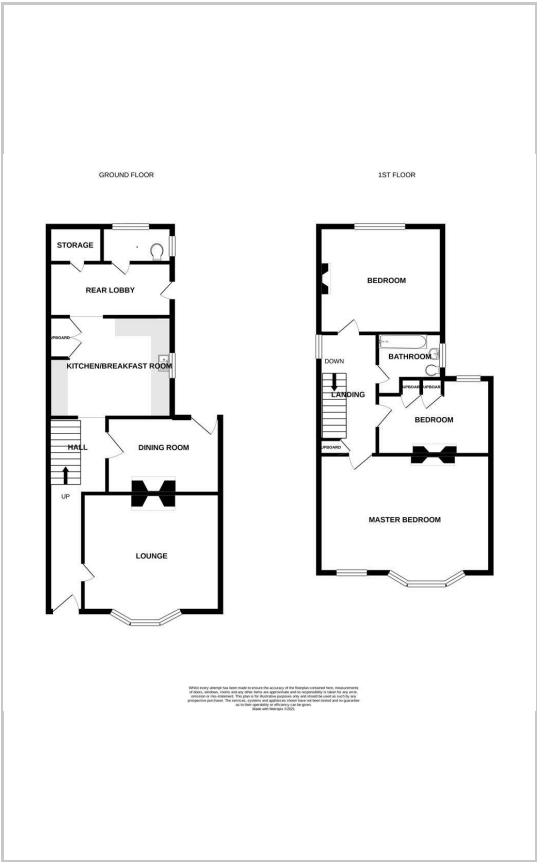
To the front of the house is small paved front garden with a level of planting, enclosed by low level brick wall. Pedestrian path and gate to side.

The rear garden is a generous space for a city centre property with a Southerly aspect, well enclosed by wooden fencing. Concrete area and path from side pedestrian access lead to a substantial decked seating area. Pathway continues toward the far end of the garden with a flower border running along one side. At the far end of the garden is a substantial storage shed/workshop with a range of windows and doors.

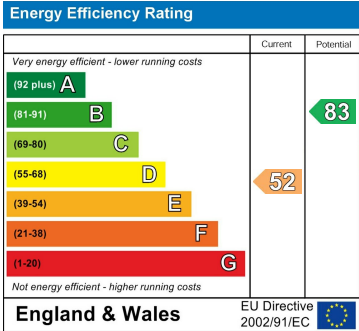
Area Map



Floor Plans



Energy Efficiency Graph



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