



6 POLDEN ROAD, SALISBURY SP1 2JU

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



6 POLDEN ROAD, SALISBURY SP1 2JU
PRICE GUIDE: £240,000

Located on the southern outskirts of the Cathedral City of Salisbury is 6 Polden Road, a characterful Victorian terrace house with a large westerly facing garden.

Deceptive in appearance, the property offers nicely proportioned accommodation which is double glazed and heated via a mains gas fired boiler to radiators. The ground floor hallway is a fair size leading to a separate sitting room and dining room; both with ornate period fireplaces, the dining room also has French doors leading out to the garden. The galley style kitchen is light and airy and well equipped with a generous amount of fitted units and countertops.



The family bathroom (with glazed corner shower enclosure) and separate w.c. are on the ground floor. Off the first floor landing are two double bedrooms and a small single bedroom which, if surplus to requirement, would make an excellent bathroom/shower room.

To the front is a small walled garden. The rear garden is a good size, fully enclosed and westerly facing with patio/seating area, grass and a timber garden shed. There is a pedestrian right of way across the rear of the adjoining property, no 8, to access the garden of no 6. Residents parking is available on Polden Road and neighbouring streets.

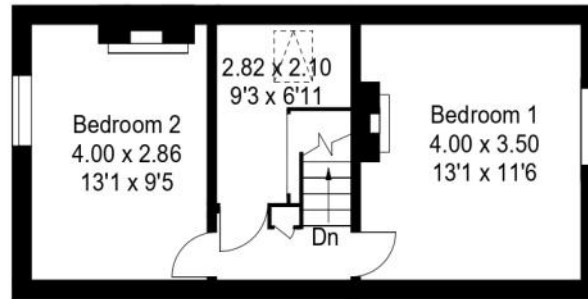
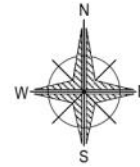
LOCATION: Polden Road is located in a no-through cul-de-sac on the south-eastern edge of Salisbury a short walk from the historic cathedral, local park, shopping facilities and the twice weekly market; there is a general store close by in Tollgate Road. Salisbury has a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools including South Wilts Grammar School and Bishop Wordsworth's School, Wiltshire College and University Centre and Salisbury 6th Form College. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303, M3) and the West Country, Southampton (A36, M27) and Bournemouth (A338) and also has a mainline railway station serving London, Waterloo (journey time 90 minutes) and the West Country.

DIRECTIONS. From Salisbury city centre proceed along Milford Street under the Churchill Way East bypass and immediately turn right at the traffic lights into Rampart Road. Follow the road round into Tollgate Road and after The Beeches take the next left into Waterloo Road. Take the first turn on the right onto Polden Road; number 6 can be found on the right hand clearly indicated by the BAXTERS For Sale board.

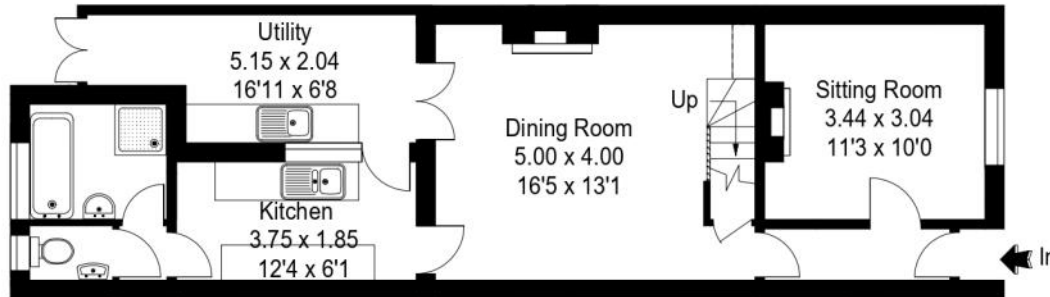


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Approximate Gross External Area :- 93 sq m / 1005 sq ft



First Floor



Ground Floor

PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire County Council. Council Tax Band C : £2129.43 for year 2023/24. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10697