



80 LOWER ROAD, LOWER BEMERTON, SALISBURY SP2 9NJ

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BAXTERS
PROPERTY & LAND AGENTS



80 LOWER ROAD, LOWER BEMERTON, SALISBURY SP2 9NJ
PRICE GUIDE: £ 275,000

80 Lower Road is one of only three dwellings forming a small private close within the popular suburb of Lower Bemerton which is within easy reach of local amenities, the City Centre and the main line railway station.

Fully double glazed and heated via dimplex electric heaters, this smart modern house offers spacious light & airy accommodation with a large, well fitted kitchen breakfast room and a comfortable living room with a full height and width window overlooking the garden and, a working fireplace with inset log burning stove.

Off the first floor landing is a large double bedroom (located at the rear overlooking the garden) with deep fitted wardrobe cupboards, a second small double bedroom and a generous family bathroom.

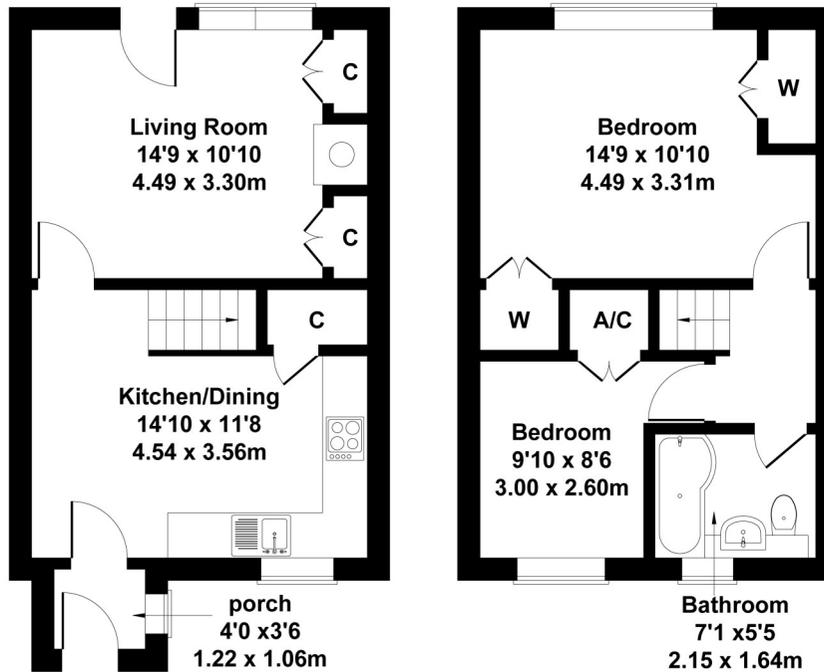
The close is approached off Lower Road via a private shared drive which leads to private parking for all three properties. To the front of number 80 is an open plan garden with shrubs. The rear is fully enclosed and south facing with a high degree of privacy. Across the rear, with access of the living room, is an expanse of patio/seating area which leads on to a lawn bordered by mature shrubs. There is additional parking available on Lower Road.

LOCATION: Lower Bemerton is a popular residential area to the western side of the cathedral city of Salisbury. Local facilities include a primary school, social club and St John's church and there is a regular bus service into the city centre. Salisbury itself has a fine range of social and educational amenities including the theatre, Arts Centre, cinema and a variety of state and private primary and secondary schools including the two grammar schools. There are leisure and recreational facilities including the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. The mainline rail service to London's Waterloo (journey time approximately 90 minutes) and the West Country is within walking distance.



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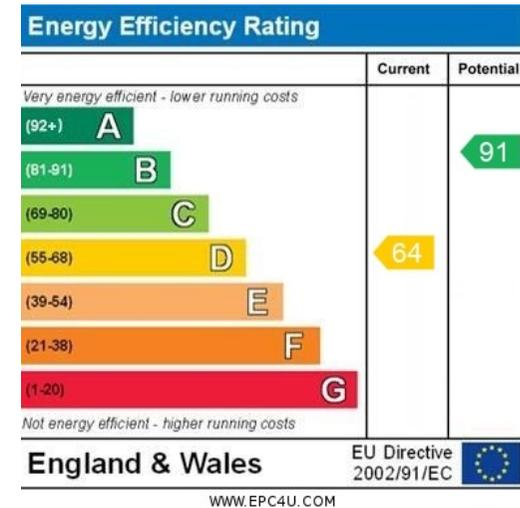
Approximate Gross Internal Area
689 sq ft - 64 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,245.28 for year 2024/2025.

All mains services connected. Mains Drainage. Electric Heating . Fully double glazed.

DIRECTIONS: From the centre of Salisbury proceed along the A36 Churchill Way West. At St Paul's roundabout take the second exit following the A36 Wilton Road. Continue to follow the A36 crossing the Skew Bridge and turn left into Church Lane. Proceed to the bottom of the lane turning left into Lower - Road. The property can be found on the right hand side clearly identified by the Baxters For Sale sign.

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: 10766