



EMPIRE ROAD, WILTSHIRE, SP2 9DE
£390,000

Winkworth

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A superbly presented and well-arranged three-bedroom semi-detached family house situated within this established and convenient residential location. Viewing is essential. EPC: C

This well-appointed three-bedroom semi-detached family house is a classic of its period understood to date to the early to mid-1920s. With several period features including bay windows, fireplaces and an arched porch to the front, it is evident that much character exists. These features blend well with the modern conveniences of gas central heating and PVCu double glazing. The layout is classic of its period with two separate well-arranged reception rooms; the rear reception room having been extended to create a separate dining area overlooking the patio and garden. There is a kitchen to the side which has also been extended to the rear and this also enjoys an aspect to the garden. A downstairs W.C. has been introduced providing a practical advantage to the accommodation. The first floor has three bedrooms, family bathroom and light and airy landing. Viewing of this property is certainly recommended.

AT A GLANCE

Entrance hall
Sitting room
Open plan sitting room/dining room
Kitchen
W.C.
Three bedrooms
Family bathroom

Garden
Driveway parking



LOCATION

The property can be found approximately 1 mile upon the western side of Salisbury city centre within an established and extremely convenient residential location. There are a whole host of local amenities available nearby. These include public transport, choice of schools, shopping and recreational facilities, mini supermarkets, takeaway outlets, public houses, nine-hole golf course with driving range and easy access to Salisbury's mainline railway station. This established and sought after location is well suited to family living.

DIRECTIONS

Leave Salisbury via the A36 Wilton Road and proceed in a westerly direction towards Wilton. Continue along Wilton Road and having passed the Shell petrol station, at the Skew bridge corner exit right and then immediately left into Pembroke Road. Proceed along Pembroke Road after a short distance turn right into Empire Road where the property can be found midway up on the left-hand side.

What3Words - wrong.costs.upgrading

EPC Band C

Wiltshire Council Tax Band D

Gas central heating and double glazing

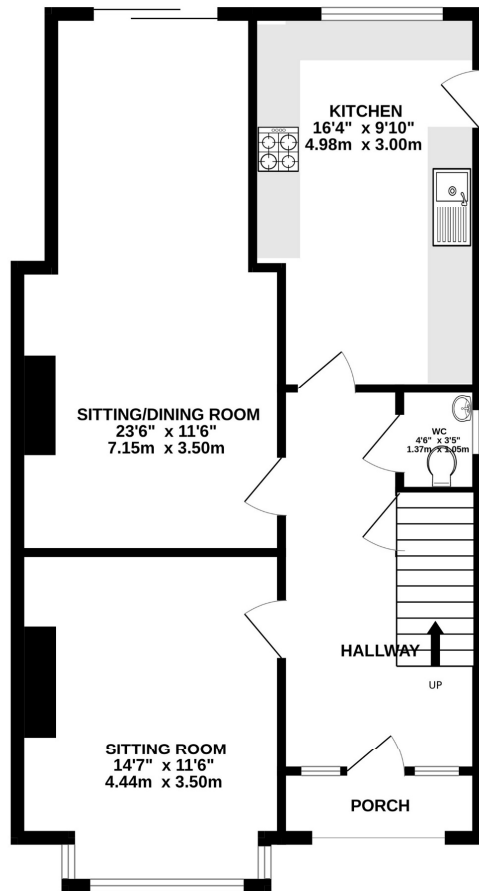
Mains drains

Mobile coverage likely inside with O2 and Vodafone.

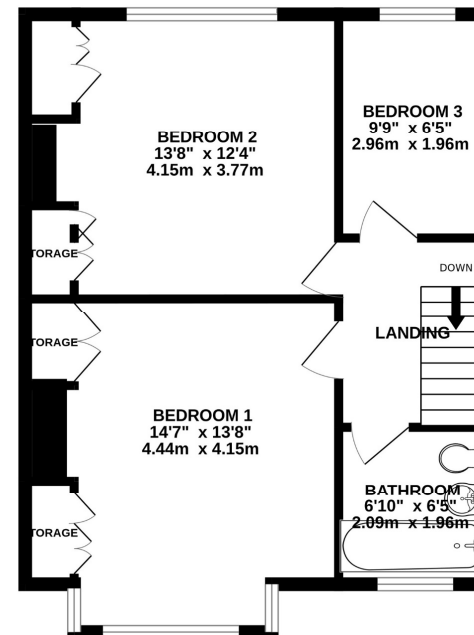
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.0 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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