

37 Assisi Road  
Salisbury









## A four bedroom semi-detached house with garden

37 Assisi Road  
Salisbury, SP1 3QZ

Guide Price:  
£425,000



- Four bedroom semi-detached house
- Large dining room
- Reception room with sliding doors to garden
- Useful storage/study area
- Conservatory
- Opportunity to covert loft space -subject to planning consent
- Mature garden with south westerly facing terrace
- Views to the rear
- Offered with no onward chain

### The Property

37 Assisi Road has been a much loved family home since 1988 and is a four bedroom semi-detached property offering generous accommodation and significant potential. The house would suit those looking to reconfigure, modernise, or simply redecorate and move straight in.

The property is entered via a porch with an internal UPVC door leading into the hallway. Built-in cupboards provide ample storage for coats and shoes. To the rear of the house is a spacious reception room featuring an open Baxi fireplace and sliding patio doors opening onto the garden and patio area. A large dining room, ideal for entertaining flows into the open conservatory which takes in views of the garden and across to Old Sarum. Adjacent to the dining room is the kitchen, which is well appointed with a range of wall and base units, a large larder cupboard and space for both a dishwasher and washing machine. A gas-fired AGA provides both cooking facilities and heats the water. To the rear of the kitchen is a small lobby area leading to a cloakroom and a separate room currently used as a study, which could easily be converted into a utility room.

Upstairs, there are 3 generous double bedrooms with built-in cupboards, one of which is used as a study. The fourth smaller room is currently used as a sewing room, and could be used as a single bedroom. The recently refurbished shower room features a large walk-in shower with power shower and white basin. The separate cloakroom completes the first floor accommodation.

**Services** - Mains electricity and water, electric storage heaters, with gas fired AGA.

Ofcom suggests that Ultrafast broadband is available and all major mobile networks appear to have good service.

### Tenure

Freehold

### EPC Rating

E (42)

### Outgoings

Council Tax Band: D

### Size

1383 sqft

















## Outside

The property sits back off the main road and is approached by a pathway leading to a well-stocked front garden with mature shrubs and a lawn area. There are several steps down to the porch.

The rear garden is enclosed by a wooden fence which has been recently replaced to the right side, there is also a gate to the side of the property for ease of access. A pathway takes you to an area laid to lawn with mature trees and shrubs and a small raised pond. To the rear of the garden is a composting area and a metal framed greenhouse.

A raised terrace outside of the double doors to the reception room is south-westerly facing and is a great place to relax and enjoy the space. There is a large wooden storage shed.

## Location

Assisi Road lies to the North East of the city and provides a family friendly suburban feel with convenient access to the facilities and transport links of the historic city of Salisbury.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools.

Salisbury has excellent road links to London and the West Country, Southampton and Bournemouth, and provides direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.

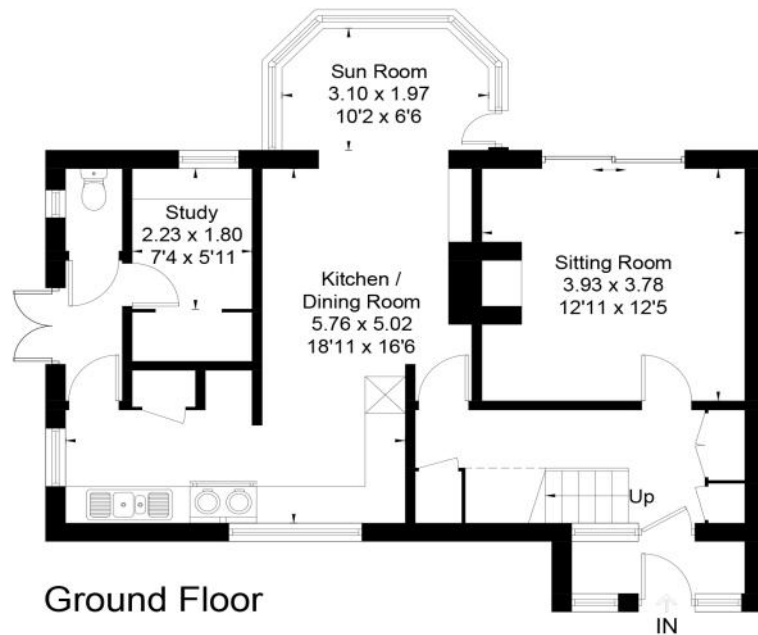




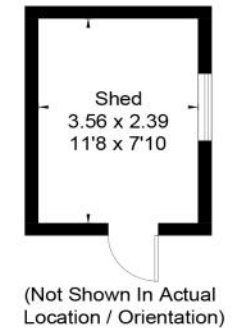
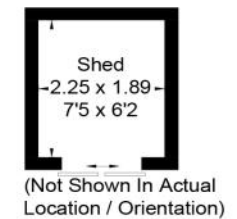
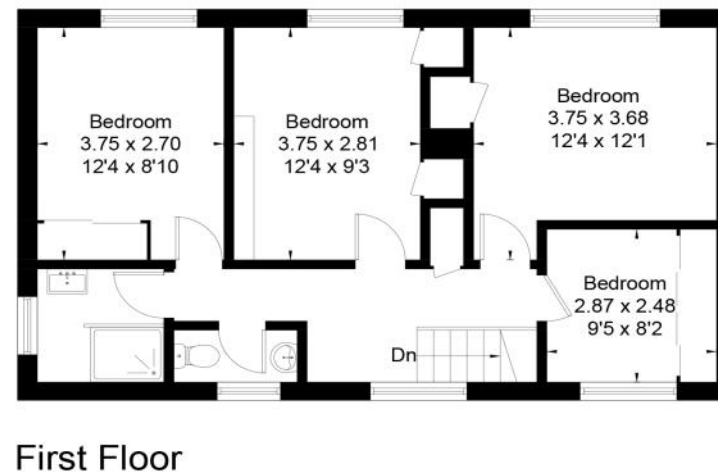




Approximate Floor Area = 128.5 sq m / 1383 sq ft  
(Excluding Sheds)



[ ] = Reduced head height below 1.5m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #102541

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