



129 Love Lane, Salisbury, Wiltshire, SP1 2BG

£259,000 Freehold

## A charming period townhouse, well located in the city centre, full of character.

### Directions

From our office proceed along Scots Lane and take the third right into St Edmunds Church Street. Continue into Gigant Street and then finally into Love Lane where No. 129 will be seen on the left hand side.

### Description

A Grade II listed, three bedroom period townhouse, well located within the historic city centre, with access to all the facilities. Set over three floors, the accommodation consists of a sitting room and a kitchen on the ground floor, two bedrooms and a bathroom on the first floor, and a further bedroom on the second floor. There is space on the top floor to create an en-suite shower room with the master bedroom and there are character features throughout the house including exposed timbers and a fireplace in the sitting room. Gas central heating is by radiators via a new Combi boiler carrying a 10-year warranty from December 2020, and the wiring has just been upgraded. There is a shared garden to the rear with a useful private storage shed. Vacant possession is offered.

### Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

#### Sitting room 15'4" x 13'0" (4.69m x 3.97m)

Double aspect room, stairs to first floor, fireplace with exposed brickwork and stone hearth with floating barn beam mantel over, cupboards and shelves to side.

#### Kitchen 15'4" x 6'0" (4.69m x 1.84m)

Door to side access, space and plumbing for washing machine, breakfast bar, large serving hatch to sitting room with folding doors, base and wall mounted cupboards and drawers with space for fridge/freezer and cooker, space and plumbing for dishwasher, single drainer stainless steel sink unit.

#### First floor - landing

Space for sitting area or home office, cupboard housing gas fired boiler for heating and hot water, stairs to second floor.

#### Bedroom two 10'7" x 9'9" (3.23m x 2.98m)

Excellent storage space with built-in double and single wardrobe cupboards.

#### Bedroom three 8'3" x 6'4" (2.52m x 1.94m)

### Bathroom

White suite of panelled bath, low level WC and wash-hand basin in vanity unit. Tiled walls, thermostatic shower over bath, strip light and shaver socket.

### Second floor

#### Bedroom one 13'2" x 11'3" (4.03m x 3.45m)

Opening to:

#### Dressing area 9'6" x 6'4" (2.9m x 1.95m)

Useful storage cupboard, cupboard housing lagged hot water tank.

### Outside

A door from the kitchen provides access to a large communal courtyard garden, mainly paved with flowerbeds and mature bay tree. There is a good outside store cupboard for bicycles and tools.

### Agent's note

The property is Grade II listed and therefore EPC exempt.

### Services

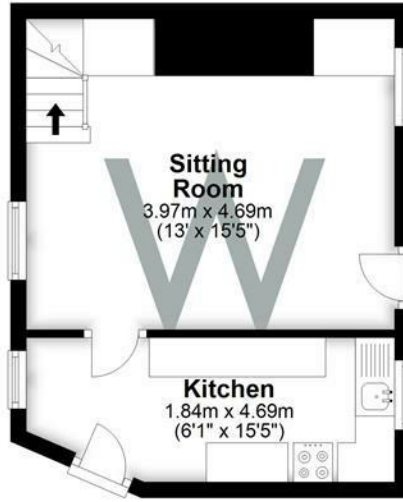
Mains gas, water, electricity and drainage are connected to the property.

### Outgoings

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is 2245.28



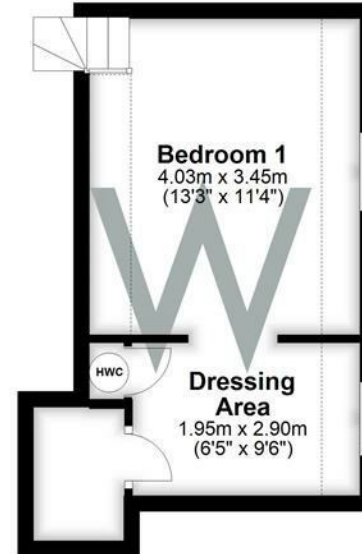
**Ground Floor**  
Approx. 27.2 sq. metres (293.3 sq. feet)



**First Floor**  
Approx. 28.8 sq. metres (310.1 sq. feet)



**Second Floor**  
Approx. 22.5 sq. metres (241.7 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

**WHITES**  
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