

A charming mid terrace cottage with good gardens and parking, close to local facilities and offered with vacant possession.

Description

A charming mid terrace cottage located on the edge of the city close to good schools and day to day shopping, together with a good garden to front and rear and parking. To the ground floor is a porch, hall, kitchen, cloakroom and sitting room. On the first floor there are two bedrooms both with wardrobes and a bathroom. The windows and doors are upvc double glazed and there is gas central heating by radiators. The cottage has recently been redecorated. The cottage is located on the north eastern side of Salisbury, about one and a half miles from the city centre with all it's facilities and mainline railway station, theatre, cinemas and Leisure centre. The cottage is also within easy walking distance of Parkwood leisure centre, local school, mini mart, doctors and veterinary surgery.

Entrance porch

Outside light.

Entrance Hall

Electricity consumer unit.

Sitting/dining room

Bay window to front elevation with deep window sill, display niche, heating thermostat, tv point.

Kitchen

Door to rear garden, stairs to first floor, wood effect flooring. Work surfaces with base and wall mounted cupboards and drawers, single drainer stainless steel single drainer sink with mixer tap over, ample appliance space with plumbing for washing machine/dishwasher, built in oven, electric hob and extractor hood, part tiled walls.

Cloakroom

Wood effect flooring, low level wc and wash hand basin with tiled splashback.

Stairs to first floor - landing

Bedroom one

Two double built in wardrobes.

Bedroom two

Built in wardrobe.

Bathroom

Tiled walls, extractor fan, wood effect flooring. White suite of panel bath with shower attachment, low level wc and hand basin. Glass shower screen.

Outside

The property is approached via a paved pathway (shared with adjoining properties) with adjacent lawned front garden. The rear garden extends to about 53 foot long with timber fencing to sides, laid to lawn with small garden shed and pathway leading to the parking area beyond with space for at least two vehicles.

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

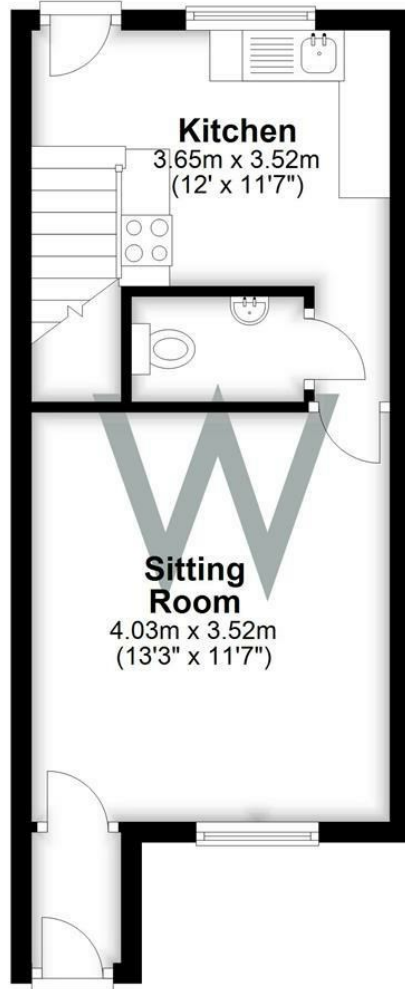
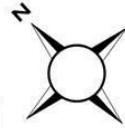
Directions

From our offices in Castle Street proceed north along Castle Street and at the roundabout take the third exit into Churchill Way North. At the next roundabout (St Mark's) take the second exit into London Road and follow this road for about a mile. At the next roundabout (just after the BP Garage) take the second exit into a small lane which leads round to the rear of Bishopdown Farm Cottages. The exit is located between the turning for St Thomas Way and the London Road and the parking is to the rear of the cottages.

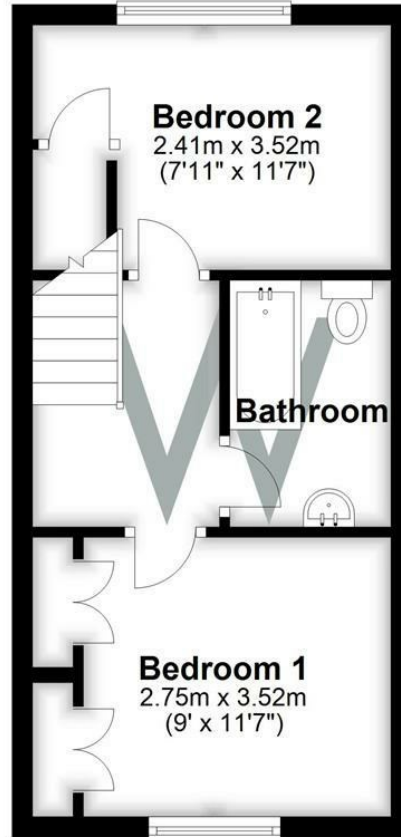
WHAT3WORDS

What3Words reference is: [///rust.lingering.topical](https://www.what3words.com/rust.lingering.topical)

Ground Floor
Approx. 28.6 sq. metres (308.4 sq. feet)



First Floor
Approx. 27.4 sq. metres (295.2 sq. feet)



Total area: approx. 56.1 sq. metres (603.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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