



18 Longland, Salisbury, Wiltshire, SP2 7ET

Guide Price £295,000 Freehold

**A charming character town house situated in a small residential cul-de-sac within walking distance of the city.**

## **Description**

A charming character town house dating from the mid 19th century, quietly situated at the end of a small residential cul-de-sac within walking distance of the city and local facilities. There are fireplaces throughout, gas central heating, double glazing, courtyard to rear, and a good garden to front together with ample parking. The accommodation consists of: porch, hall, cloakroom, sitting room, dining room, kitchen/breakfast room, 3 bedrooms and bathroom. The ceiling heights are good and there is a mix of hard flooring and carpets. We would highly recommend an early inspection.

## **Entrance Porch**

Double doors to front, tiled floor, door to:

## **Hall**

Wooden flooring, stairs to first floor with understairs storage cupboards.

## **Cloakroom**

Low level wc and hand basin, wooden flooring, heated towel rail, stained glass windows.

## **Sitting Room**

Cast iron fireplace with wooden surround.

## **Dining Room**

Cast iron fireplace with wooden surround. Cupboards and shelves to side.

## **Kitchen/Breakfast Room**

Range of work surfaces with base and wall mounted cupboards and drawers, space for gas cooker, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler for central heating and hot water, door to garden, tiled splashbacks.

## **First floor Landing**

Built in cupboard.

## **Bedroom One**

Wood effect flooring, 2 built in double wardrobes, fireplace surround.

## **Bedroom Two**

## **Bedroom Three**

Cast iron fireplace with wooden surround, built in cupboard, floorboards.

## **Bathroom**

Wood effect flooring, panel bath with glass shower screen and electric shower over, wc and wash basin, part tiled walls, cupboard housing lagged hot water tank and immersion heater.

## **Outside**

The property lies at the end of a cul-de-sac and offers brick herringbone parking for several vehicles surrounded by a plethora of well stocked flower beds, shrubs and climbing plants. There is a paved sitting area, again surrounded by plants. Timber summer house/ storage shed. To the rear there is a paved courtyard enclosed by timber fencing, water tap.

## **Services**

All mains services are connected.

## **Outgoings**

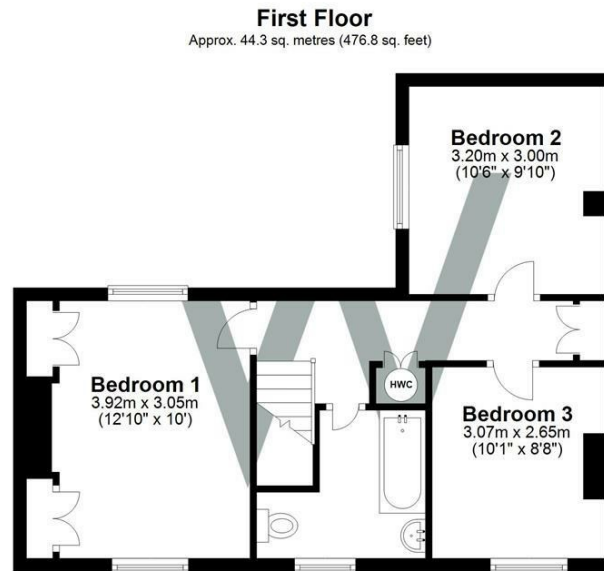
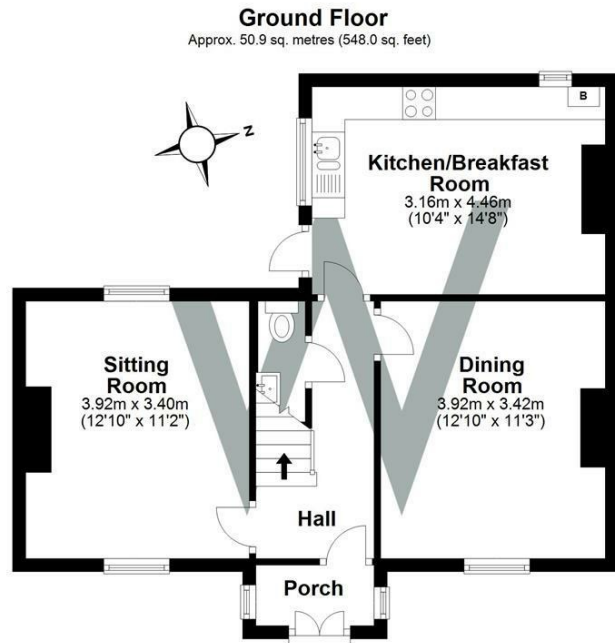
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2129.43.

## **Directions**

From the city take the A36 Wilton Road. Take the fifth turning on the left into Longland.

## **WHAT3WORDS**

What3Words reference is: [///artist.sheets.reveal](#)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**WHITES**  
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