



7 Prospect Place, St. Ann Street, Salisbury, Salisbury, SP1 2EA

Offers In The Region Of £265,000  
Freehold

**A character semi detached two bedroom cottage in a convenient off road location and offered to the market with no onward chain.**

## **Description**

The property is a character semi detached cottage in a quiet and convenient location near to the city centre and leading from one of the cities most desirable streets. The house is hidden away in an enviable off street location near the end of a pedestrian path and as such offers a good degree of privacy. The accommodation is arranged over three floors with benefits including gas central heating, timber framed double glazed windows, some exposed beamwork and a well stocked westerly facing front garden. On the ground floor is an entrance hallway which leads to a cloakroom and a kitchen. This has a good range of units and has an integrated oven and hob with space for a fridge freezer and washing machine. The sitting room has double doors leading on the the front garden. On the first floor is a bedroom with a cupboard housing the gas boiler and lovely open views over the neighbourhood. There is also a bathroom which has a white suite. On the second floor is a double room with a dual aspect and attractive exposed beamwork. The attractive front garden is relatively low maintenance and private. Prospect Place lies a short walk away from the city centre which offers an excellent range of amenities and is easily accessed. The property is offered to the market with no onward chain.

## **Property Specifics**

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

### **Entrance Hall**

Covered porch/verandah with outside lights, part glazed front door, through to kitchen, door to:

### **Cloakroom**

Fitted with a white suite comprising low level WC, wash hand basin, part tiled walls, velux window.

### **Kitchen 15'2" x 9'11" (4.63m x 3.03m)**

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven with four ring gas hob, space/plumbing for washing machine, space for fridge/freezer, sink and drainer with mixer tap, inset spotlights, through to:

### **Sitting Room 10'4" x 7'5" (3.17m x 2.27m)**

Brick fireplace, radiator, French doors to garden, central heating control.

## **First Floor Landing**

Door and stairs to second floor, doors to bedroom 2 and bathroom.

### **Bedroom Two 10'4" x 8'4" (3.17m x 2.56m)**

Window to front, telephone point, radiator, cupboard housing Worcester gas fired boiler.

### **Bathroom**

Fitted with panelled bath with hand held shower attachment and screen, low level WC, pedestal wash hand basin, wall mounted electric heater, inset spotlights, radiator, obscure glazed window to side.

## **Second Floor Landing**

### **Bedroom One 14'6" x 10'7" sloping ceilings (4.43m x 3.23m sloping ceilings)**

Dual aspect with velux window to front and window to side, pedestal wash hand basin, radiator, exposed beamwork, strip light and shaver point.

### **Outside**

The property is accessed via a shared footpath leading from St Ann Street. A gate leads in to the well stocked front garden which has a variety of plants and a Pear tree. There are outside lights.

### **Services**

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

### **Outgoings**

The Council Tax Band is B and the payment for the year 2023/2024 payable to Wiltshire Council is £1,863.25

### **Directions**

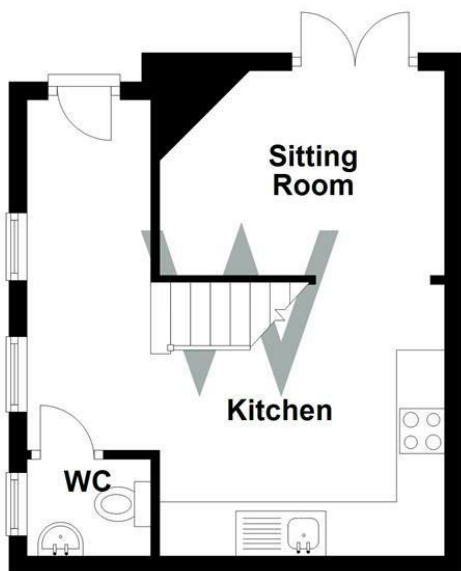
Leave Salisbury via Brown Street and as the road bends to the right, turn left in to St Ann Street. Prospect Place is a pedestrianised access on the right hand side, directly opposite the junction with Dolphin Street. IF YOU ARE USING SAT NAV PLEASE USE POSTCODE SP1 2DX.

### **WHAT3WORDS**

What3Words reference is: [///solar.spent.being](https://www.what3words.com/solar.spent.being)

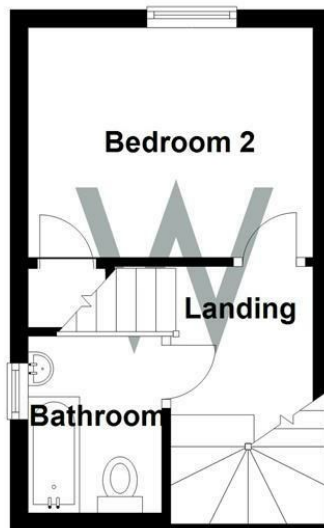
### Ground Floor

Approx. 24.6 sq. metres (264.6 sq. feet)



### First Floor

Approx. 17.1 sq. metres (184.0 sq. feet)



### Second Floor

Approx. 14.1 sq. metres (151.7 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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	



