



9 Highbury Close, Salisbury, Wiltshire, SP2 7HA

£225,000 Freehold

**A mid terraced three storey town house with well proportioned accommodation offered to the market in need of updating and with no onward chain.**

### **Description**

9 Highbury Close is a mid terraced town house with well proportioned accommodation arranged over three floors and offered to the market in need of updating and with no onward chain. The accommodation comprises on the ground floor: an entrance hallway which leads through to a kitchen/breakfast room with a good range of units, space for table and chairs and has a door leading onto the garden to the rear. There is also a door to the integral garage which could be converted to provide additional accommodation. On the first floor there is a sitting room from which stairs lead to the second floor and there is a bedroom and a cloakroom. On the second floor are two further good sized bedrooms and a bathroom. The property has double glazing throughout and electric heating. The wiring has been upgraded in recent years and all the sanitary ware is brand new. To the front of the property is an off-road parking space in front of the garage and to the rear is an enclosed garden with rear pedestrian access. Highbury Close lies on the western outskirts of the city with a regular bus service from the nearby Wilton and Devizes Roads leading to the city centre. The property is conveniently located for the railway station and Highbury Close itself is a small cul-de-sac of similar properties and therefore is a relatively quiet location.

### **Entrance hall**

Stairs to first floor with understairs area.

### **Kitchen**

Door to garden, door to garage, larder cupboard, stainless steel sink with cupboards below.

### **Integral garage**

Up and over door.

### **Stairs to first floor**

### **Sitting room**

Tiled ornamental fireplace, door to stairs to second floor.

### **Bedroom Three**

### **Cloakroom**

Recently replaced Low level wc.

### **Stairs to second floor**

### **Landing**

Cupboard housing hot water tank.

### **Bedroom One**

Built in double wardrobe.

### **Bedroom Two**

### **Shower room**

Recently replaced suite of wc, basin and shower cubicle with glass screen and electric shower. Heated towel rail.

### **Outside**

To the front of the garage is a parking space whilst the rear garden is laid to grass and enclosed by timber fencing with rear pedestrian access gate.

### **Services**

Mains 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 office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout turn right on to the A360 Devizes road and at the first mini roundabout turn left into Highbury Avenue. Highbury Close can be found at the third turning on the right.

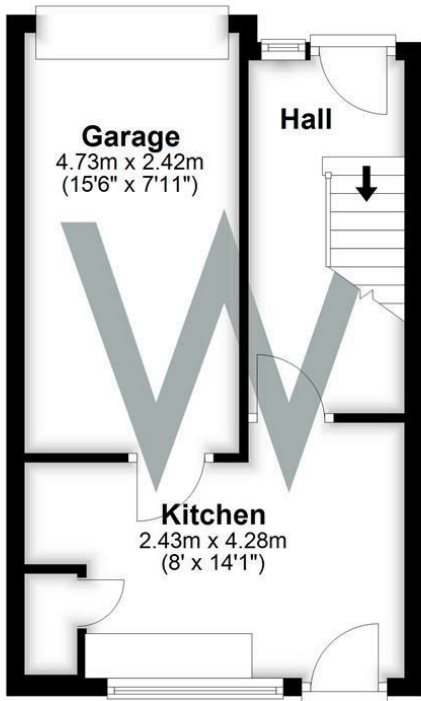
### **WHAT3WORDS**

What3Words reference is: [///path.judge.pose](https://www.what3words.com/#!/path.judge.pose)



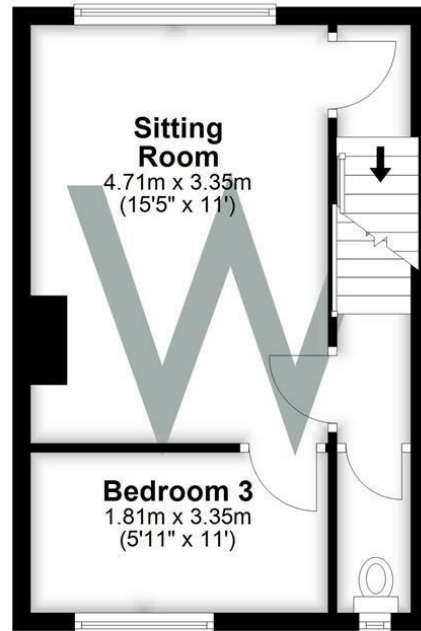
### Ground Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



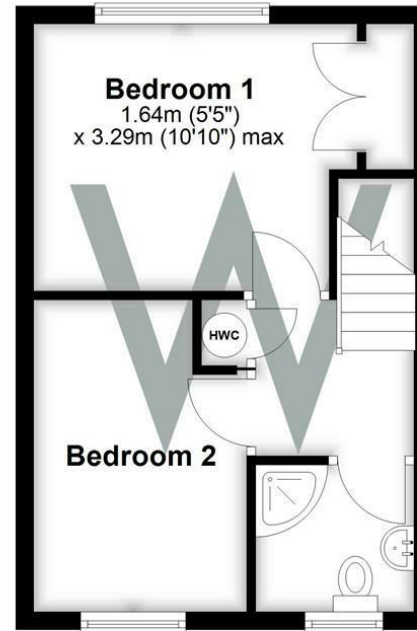
### First Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



### Second Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>47</b>	
EU Directive 2002/91/EC	



**WHITES**  
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