

4 Fairview Road, Salisbury, Wiltshire, SP1 1JX

Victorian terraced house in a quiet side road just outside the city centre, with a long rear garden. and offered with vacant possession.

## **Description**

The property is a terraced Victorian house situated in a popular location just outside the ring road and is offered to the market with no onward chain. The accommodation comprises an entrance hallway, a sitting/dining room, kitchen, two bedrooms and a bathroom. The house benefits from PVCU double glazing, gas fired central heating and a long garden with a rear pedestrian access and wooden shed. Fairview Road is a one-way street within walking distance of the city centre, also providing good access onto the ring road and there is a nearby Co-op Store.

#### **Entrance Hall**

## Sitting/dining room

Ornamental fireplace with cupboard to side, central staircase, windows to front and rear, glazed door to kitchen.

#### Kitchen

Door to garden, work surfaces with cupboards and drawers below, wall cupboards, space and plumbing for washing machine, one and a half bowl sink unit, cooker space.

# Stairs to first floor - landing

Cupboard housing lagged hot water tank.

### **Bedroom one**

Range of built in wardrobes. Fireplace.

### **Bedroom two**

Cupboard housing Vaillant gas boiler for central heating and hot water. Double wardrobe cupboard.

### **Bathroom**

White suite of panel bath, wc and hand basin. Part tiled walls and tiled floor.

## Outside

There is a small front courtyard with space for wheelie bins. The rear garden is a good size, extending to approx 70 foot long mainly laid to lawn with plants and shrubs. Wooden garden shed, timber fencing to sides. Rear pedestrian access and water tap.

#### 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 £1964.62.

#### **Directions**

From our office in Castle Street proceed north and at the roundabout turn right onto the ring road. At St Mark's roundabout take the third exit forwards into Wain-a-long Road before taking the first right hand turn into Manor Road. Take the first left into Fairview Road and proceed towards the end of this one-way street where number 4 will be seen on the left.

### WHAT3WORDS

What3Words reference is: ///lasts.trail.rock

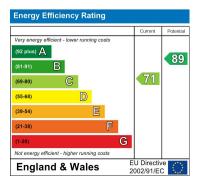
### Ground Floor Approx. 32.6 sq. metres (351.4 sq. feet)



First Floor Approx. 29.5 sq. metres (317.4 sq. feet)



Total area: approx. 62.1 sq. metres (668.7 sq. feet)











#### WHITES

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