



18 Hillview Road, Salisbury, Wiltshire, SP1 1HX

£300,000 Freehold

Exceptionally spacious 4 bedroom end of terrace situated just outside the ring road and offered with vacant possession.

Description

An exceptionally spacious and light filled end of terrace house over three floors with part tiled and part rendered elevations under a tiled roof. Situated just outside the ring road and therefore within easy walking distance of the city centre and mainline railway station. The accommodation consists of 4 bedrooms, shower room with separate WC, large kitchen and separate sitting room and dining room. Benefits include great Cathedral views, gas central heating by radiators and uPVC double glazing. Vacant possession is offered. Some updating is required but this would make a terrific investment or home for a young family.

Property Specifics

The accommodation is arranged as follows:

Entrance hall

Stairs to first floor.

Sitting room

Double aspect room with bay window to front elevation, fireplace with exposed brickwork and tiled hearth.

Dining room

Understairs storage area with cupboard, opening to:

Kitchen

Range of work surfaces with cupboards and drawers below, wall mounted cupboards, appliance space including plumbing for washing machine, built in oven, hood and stainless steel splashback, part tiled walls, single drainer sink unit with mixer tap, door to garden.

First floor landing

Stairs to second floor.

Bedroom three

Cast iron fireplace with cupboard to side housing Vaillant combination boiler for heating and hot water, wash hand basin with cupboard below.

Bedroom four

Double aspect room with wash hand basin and cupboard below.

Cloakroom

Low level WC.

Shower room

Shower cubicle with boarded sides and thermostatic mixer shower, extractor fan, wash hand basin with cupboard below.

Second floor landing

Bedroom one

Double aspect room with wash hand basin and cupboard beneath.

Bedroom two

Deep storage cupboard with hatch to loft, further cupboard, wash hand basin with cupboard below.

Outside

There is a courtyard garden which is sunny and private. Walls to all sides, with part tiled and part concrete flooring. Side pedestrian gate leads out to Hillview Road.

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 2023/2024 payable to Wiltshire Council is £2245.28.

Directions

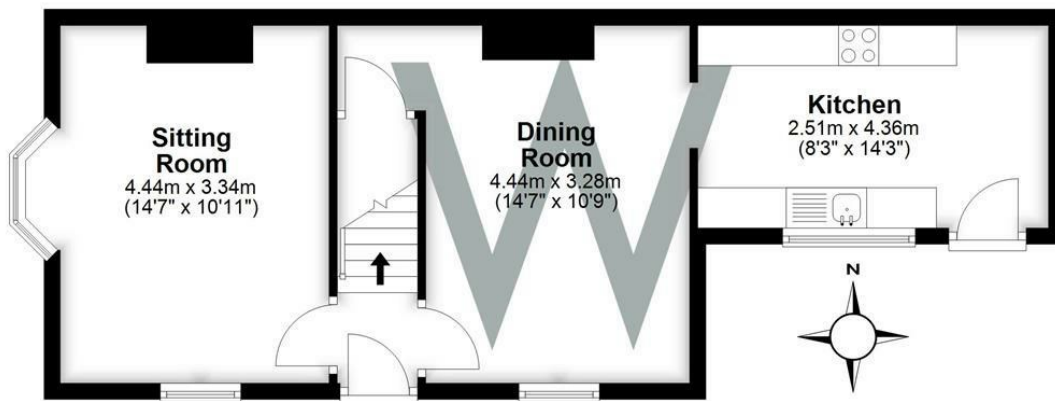
From our offices in Castle Street proceed south and turn left into the market square. Bear right into Brown Street and proceed under the ring road, turning immediately left into Rampart Road. The property will be seen on the right hand side on the corner of Hillview Road.

WHAT3WORDS

What3Words reference is: ///funny.vibrate.bonus

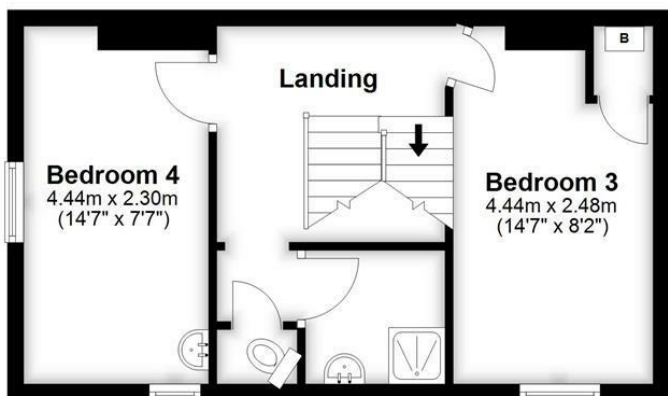
Ground Floor

Approx. 46.1 sq. metres (495.9 sq. feet)



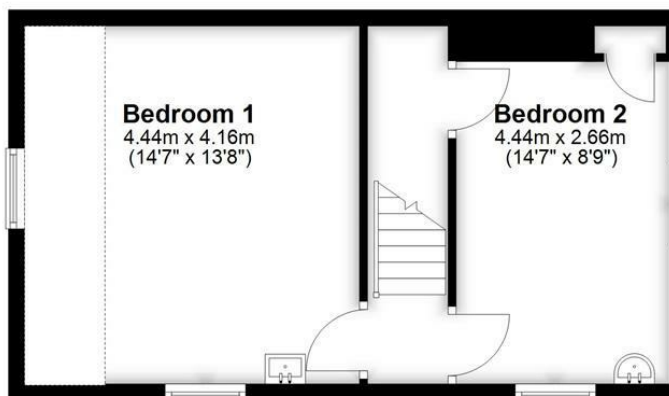
First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Second Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
57	
EU Directive 2002/91/EC	
England & Wales	



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