



4 Fairview Road, Salisbury, Wiltshire, SP1 1JX

£225,000 Freehold

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](https://www.what3words.com/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)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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