



77 St. Ann Place, Salisbury, Wiltshire, SP1 2SU

£315,000 Freehold

**A three bedroom townhouse arranged over three floors and set in a quiet position in the city centre. No chain.**

### **Description**

The property is a modern three double bedroom townhouse with a low maintenance courtyard rear garden, an allocated off road parking space opposite the property and set in quiet location in the heart of the city. The accommodation is in need of updating but is spaciouly arranged over three floors. On the ground floor there is an entrance hallway, a kitchen, a cloakroom and a sitting/dining room leading to a conservatory extension. On the first floor are two bedrooms, a bathroom and a separate WC whilst on the second floor is a further bedroom and an en suite shower room. Benefits include PVCu double glazing and gas central heating. St Ann Place is a peaceful, no through road set in the heart of the historic cathedral city of Salisbury and is very well placed for the city centre which is within level walking distance. Salisbury also has a main line railway station connected to London Waterloo. Offered to the market with no onward chain.

### **Property Specifics**

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

#### **Entrance Hall**

Radiator, tiled floor, electric fusebox.

#### **Sitting/Dining Room 16'2" x 12'2" both max (4.94m x 3.72m both max)**

Window and French doors to conservatory, two radiators, TV point, understair cupboard.

#### **Conservatory 11'0" x 8'1" (3.37m x 2.48m)**

Part glazed elevations, radiator, French doors to garden.

#### **Kitchen 11'6" x 5'11" (3.52m x 1.81m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer, space/plumbing for washing machine, electric cooker, radiator, space for fridge/freezer, tiled floor, window to front.

#### **Cloakroom**

Fitted with a low level WC. wash hand basin, tiled floor, extractor.

#### **First Floor - Landing**

Stairs to second floor, radiator.

#### **Bedroom Two 12'3" x 9'5" (3.74m x 2.89m)**

Window to rear, radiator, fitted wardrobes.

#### **Bedroom Three 12'2" x 8'6" (3.72m x 2.61m)**

Window to front, radiator, fitted wardrobes.

#### **Bathroom**

Fitted with a white suite comprising panelled bath, low level WC, wash hand basin with cupboard under, tiled walls, heated towel rail.

#### **Separate WC**

Fitted with a low level WC, wash hand basin, tiled walls.

#### **Second Floor - Landing**

Velux window to rear.

#### **Bedroom One 14'10" x 8'7" plus dressing area (4.53m x 2.62m plus dressing area)**

Velux window to rear and window to front, two radiators, airing cupboard housing hot water tank and immersion, eaves storage area, door to;

#### **En Suite Shower Room**

Fitted with a white suite comprising low level WC, wash hand basin, shower cubicle, extractor, tiled walls.

#### **Outside**

To the front of the property is a useful storage shed and an allocated, numbered parking space opposite the house in addition to two visitors spaces. The rear garden is paved with raised flower beds, enclosed by brick wall and timber fencing. There is also a rear gate providing access to the front of the terrace.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

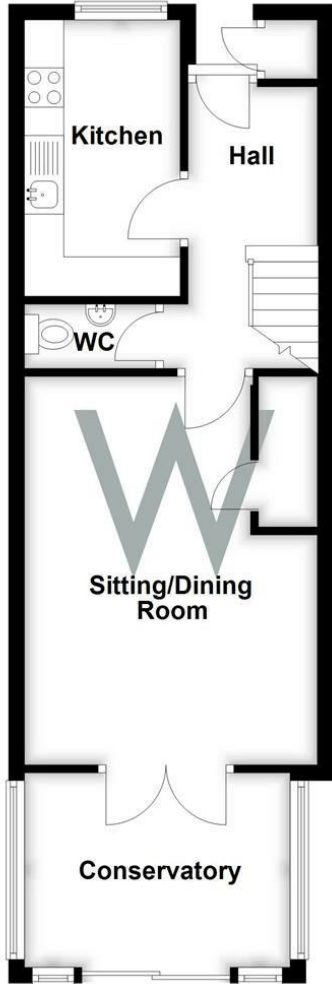
#### **Directions**

Leave Salisbury in a southerly direction via Brown Street and at the end turn left in to St Ann Street. Turn right in to St Ann Place and follow the road around to the right. The property can be found on the left hand side.

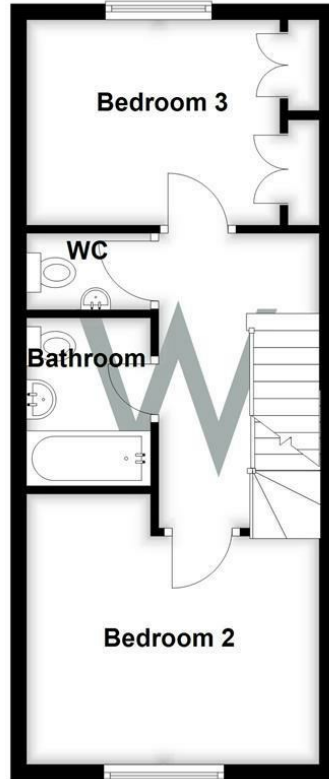
#### **WHAT3WORDS**

What3Words reference is: [///memory.daily.fish](https://www.what3words.com/#!/memory.daily.fish)

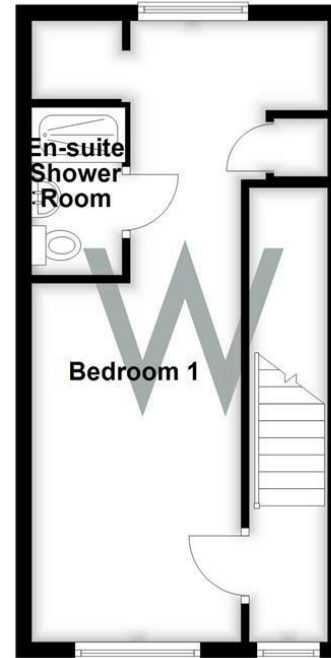
**Ground Floor**  
Approx. 42.9 sq. metres (462.2 sq. feet)



**First Floor**  
Approx. 35.2 sq. metres (379.0 sq. feet)



**Second Floor**  
Approx. 29.7 sq. metres (319.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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	



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