



7 Stroud Place, Salisbury, Wiltshire, SP1 1JQ

Guide Price £525,000 Freehold

**Situated just outside the ring road, within easy walk of the city centre, a modern townhouse offered in excellent order and with spacious accommodation over three floors.**

### **Directions**

From our office proceed north, turning right at the roundabout onto the ring road. At the next roundabout take the third turning into Wain-a-long Road. Turn first right into Manor Road, first left into Fairview Road and Stroud Place will be found immediately on the left hand side.

### **Description**

Exceptional modern townhouse, in excellent order, offering good size and adaptable rooms over three floors. There are 2 parking spaces to the side of the property (3 vehicles possible), and a rear garden. The house is heated by radiators from a gas boiler. All the windows and doors are double glazed and there are quality fittings and furniture throughout. Stroud Place is situated just outside the ring road within easy walk of the city centre and there is a local Co-op for daily needs at the end of the road. This is a house that warrants an early internal inspection to fully appreciate.

### **Property Specifics**

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

#### **Entrance Hall**

Cupboard housing gas fired boiler for central heating and hot water. Deep utility cupboard with work surface and space below for appliances including plumbing. Stairs to first floor.

#### **Cloakroom**

Low level WC and wash-hand basin, limestone flooring, extractor fan, part tiled walls.

#### **Study**

#### **Kitchen/Breakfast/Living Room**

This is a delightful room with two sets of double doors leading to the garden with fireplace between with gas fire, limestone flooring, extensive range of granite work surfaces with base and wall mounted cupboards and drawers, inset five ring gas hob with extractor hood over, stainless steel sink with mixer tap over, built-in dishwasher, built-in double oven. TV point, ceiling spotlights, undercounter lighting.

#### **First floor**

#### **Sitting Room**

Double doors leading to balcony to front, TV, telephone points.

#### **Bedroom 1**

Range of deep built-in wardrobes.

#### **Ensuite shower room**

Large shower cubicle with glass screen and thermostatic shower, low level WC and wash-hand basin. Tiled floor and walls. Heated towel rail, inset spotlights, extractor fan and shaver socket.

#### **Second floor**

#### **Bedroom 2**

#### **Ensuite shower room**

Shower cubicle with glass screen and thermostatic shower, low level WC and wash hand basin. Heated towel rail, tiled walls and floor, extractor fan, shaver socket. Ceiling spotlights.

#### **Bedroom 3**

#### **Bedroom 4**

#### **Bathroom**

Panelled bath with mixer taps and shower attachment, low level WC and wash-hand basin. Tiled floor and part tiled walls, heated towel rail, shaver socket, extractor fan, ceiling spotlights.

#### **Outside**

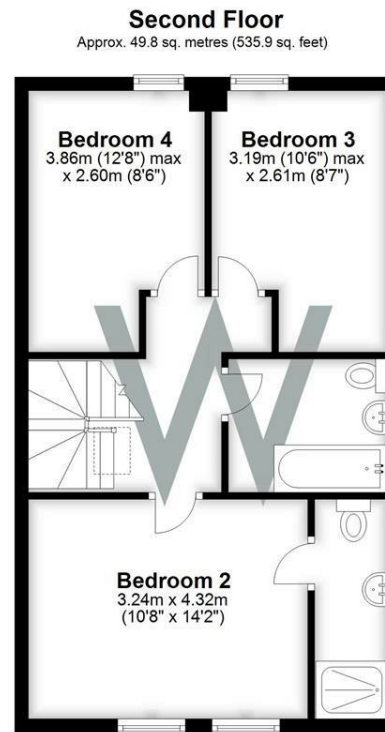
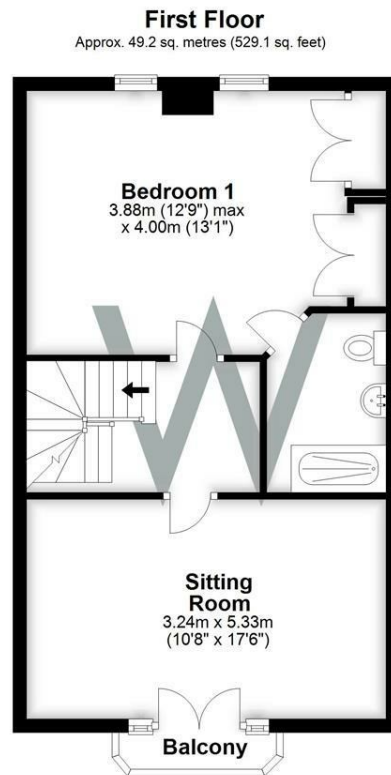
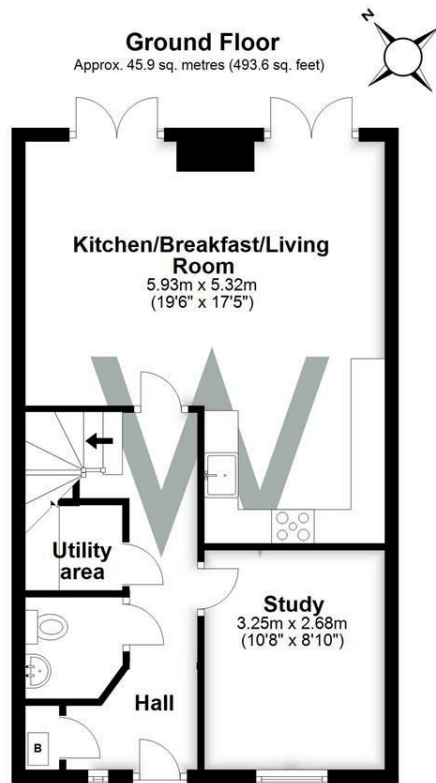
Paved terrace leading to astroturf with flower beds and climbing plants. Enclosed by timber fencing. Garden shed, outside water tap. There are 2 parking spaces to the side offering 3 vehicle parking.

#### **Services**

Mains gas, water, electricity and drainage are connected to the property. The owners of Stroud Place are all owners of the management company to which they currently contribute £200 per annum.

#### **Outgoings**

The Council Tax Band is 'F' and the payment for the year 2024/2025 payable to Wiltshire Council is £3648.58



Total area: approx. 144.8 sq. metres (1558.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
		77	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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