



Painters Cottage, 23 Bedwin Street, Salisbury, Wiltshire, SP1 3UT

£265,000 Freehold

## **A two bedroom character end of terrace house with period features and a garden to the rear. No onward chain.**

### **Description**

The property is a characterful Grade II listed end of terrace house centrally located in the city and offered to the market with no onward chain. The house has a number of period features including original doors, sash windows, feature fireplaces, deep skirting boards and exposed brickwork and floorboards together with the modern benefit of gas central heating. On the ground floor is a sitting room, a dining room and a kitchen, whilst on the second floor are two bedrooms and a bathroom with a white suite. To the rear is a pretty cottage garden which has a partially brick walled boundary. Bedwin Street is a remarkably private street not far from the market place and all the amenities that the city centre offers.

### **Property Specifics**

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

#### **Sitting Room 12'2" x 10'4" (3.73m x 3.17m)**

Sash window to front, feature cast iron fireplace with timber surround and mantel, radiator, exposed floorboards and brickwork to one wall, through to;

#### **Dining Room 11'10" x 10'4" (3.62m x 3.16m)**

French doors to garden, door and stairs to first floor, understair storage cupboard, radiator, part timber panelled wall, door to;

#### **Kitchen 13'0" x 5'4" (3.98m x 1.64m)**

Wall cupboards, timber work surface with space/plumbing under for washing machine and slimline dishwasher, space for fridge/freezer, Belfast sink with mixer tap under window to rear, window and door to side, terracota style tiled floor, radiator, integrated electric oven and hob.

### **First Floor - Landing**

Doors to bedrooms and bathroom.

#### **Bedroom One 12'7" x 10'4" (3.85m x 3.17m)**

Sash window to front, feature cast iron fireplace, exposed floorboards, radiator.

#### **Bedroom Two 12'6" x 7'4" (3.83m x 2.24m)**

Window to rear, feature cast iron fireplace, exposed floorboards.

### **Bathroom**

Fitted with a white suite comprising timber panelled bath with shower and shower screen, low level WC, pedestal wash hand basin, inset spotlights, radiator, obscure glazed window to rear.

### **Outside**

The rear garden has two patio areas, the remainder being lawned with a flower border. At the end is a timber store and the boundaries are timber fenced and partially brick.

### **Services**

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

### **Directions**

From our office proceed along Scots Lane and go straight over at the cross roads into Bedwin Street where the property will be seen after a short distance on the left hand side.

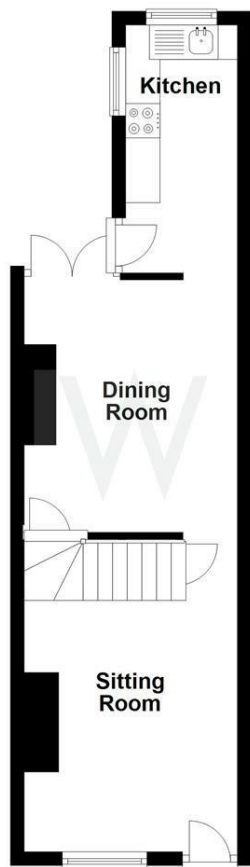
### **Outgoings**

The Council Tax Band is 'C and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28

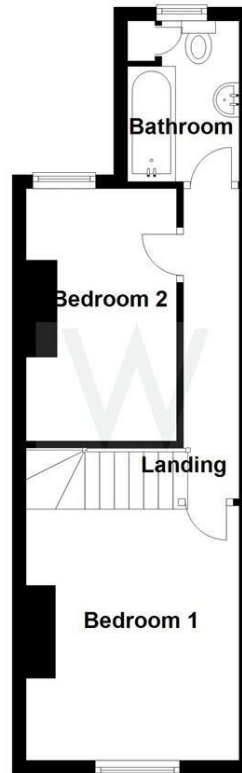
### **WHAT3WORDS**

What3Words reference is: [///lanes.stole.tamed](https://lanes.stole.tamed)

**Ground Floor**  
Approx. 31.9 sq. metres (343.7 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (321.4 sq. feet)



Total area: approx. 61.8 sq. metres (665.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</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	

**WHITES**  
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