



22 Marlborough Road, Salisbury, Wiltshire, SP1 3TH

Guide Price £525,000

A classic period townhouse set over three floors together with approximately 100 foot rear garden, garage, parking and studio.

Description

A classic period townhouse set over three floors together with approximately 100 foot rear garden, garage, parking and studio. Throughout the house there are period features including fireplaces, picture rails, ceiling cornices and original doors. On the ground floor there is a lovely hallway, sitting room, dining room, cloakroom and extended kitchen/breakfast room. On the first floor there are 2 double bedrooms and a bathroom. On the second floor there are a further 2 double bedrooms and a shower room. Gas central heating has been installed and most windows are double glazed. It is offered with vacant possession.

The property is located in a prime residential position on the northern side of the city within easy reach of the centre and Market Square, Waitrose and Tesco supermarkets, excellent local schools and a mainline railway station to London Waterloo.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Stairs to first floor.

Cloakroom

Wc and hand basin. Door to rear garden, velux window.

Sitting Room

Raised, brick open fireplace, cornicing and picture rail. Bay window to front elevation.

Dining Room

Fireplace recess, corner windows, understairs cupboard, double doors to:

Kitchen/Breakfast Room

Range of wood effect work surfaces with inset one and a half bowl sink unit. with mixer tap, base and wall mounted cupboards and drawers. Double oven, electric hob and extractor hood. Space and plumbing for dishwasher and washing machine. Vinyl floor, door to garden.

First floor

Landing

Double airing cupboard with lagged hot water tank and immersion heater.

Bedroom 1

Bay window, ceiling cornice.

Bedroom 2

Cast iron fireplace with marble surround and tiled inset, adjacent cupboard, recess housing wash hand basin with cupboard below.

Bathroom

Suite of panel bath with mixer taps and shower screen, wc and hand basin. Built in cupboards. Heated towel rail, extractor fan.

Second floor

Bedroom 3

Cast iron fireplace.

Bedroom 4

Cast iron fireplace with adjacent cupboard.

Shower room

Shower cubicle with thermostatic mixer shower, wc and basin.

Outside

The house sits behind a brick wall with iron railings and gate. Shrubs and flower beds. The rear garden extends to about 100 feet and is separated into three sections, with lawns, flower beds, mature shrubs, trees, sitting areas, ornamental pond, walls and fencing to sides. A brick path leads to the studio and garage. Water tap.

Garage

Up and over door and pedestrian door to Woodstock Road, light and power.

Studio

Quarry tiled floor, light and power, double doors to front, door to garage.

Services

All mains services are connected.

Outgoings

The Council Tax Band is 'E' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,927.95

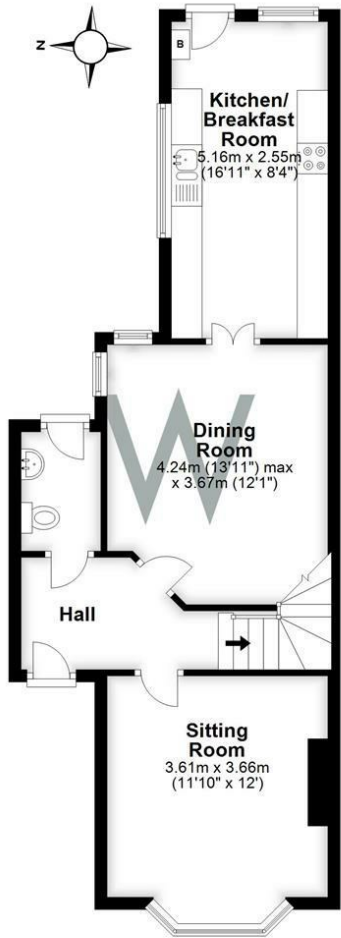
WHAT3WORDS

What3Words reference is: [///rival.score.stores](https://www.what3words.com/rival.score.stores)

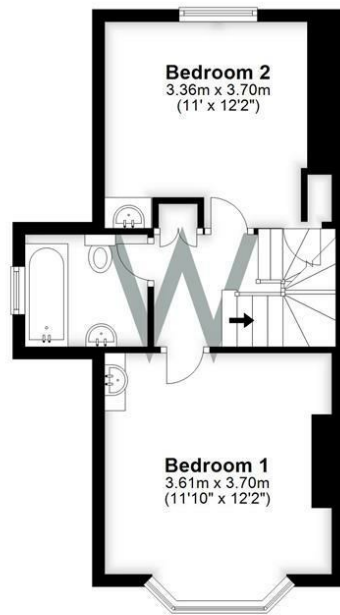
Directions

From our office proceed north and take the first right into Wyndham Road. Take the second left into Marlborough Road where the property will be seen on the right hand side.

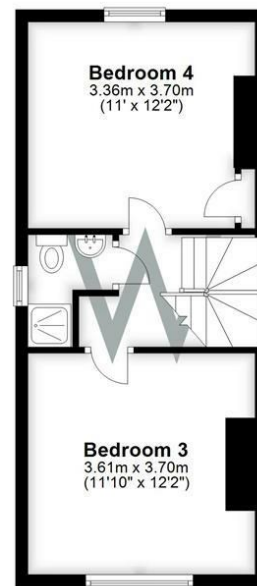
Ground Floor



First Floor



Second Floor



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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