



18 Albany Road, Salisbury, Wiltshire, SP1 3YH

Guide Price £450,000 Freehold



**Period town house in a very popular road just off the city centre. Vacant possession offered.**

### **Description**

A really charming character townhouse situated within one of the city's most popular locations. The well proportioned accommodation consists of an entrance porch, hall, sitting room with attractive bay window to the front, large kitchen/dining/family room, three bedrooms, ensuite shower room and bathroom. There is a rear garden which has been designed for easy maintenance which has rear pedestrian access and a small shed. Further benefits include double glazed sash windows, window shutters, gas fired central heating, stripped pine doors and floorboards and a small front garden. Albany Road lies within approximately quarter of a mile level walk from the Market Square and the city itself has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

#### **Porch**

Tiled pathway and step to part glazed front door to:

#### **Entrance hall**

Exposed floorboards, half glazed door to:

#### **Kitchen/dining/family room**

Exposed floorboards, double doors to rear garden and side passage, woodburning stove with cast iron surround and slate hearth, wall mounted Worcester gas boiler for heating and hot water, range of work surfaces with cupboards and drawers below, built in stripped pine cupboards, electric double oven, gas hob, dishwasher, single drainer sink unit, plumbing for washing machine, further appliance space.

#### **Cloakroom**

Corner hand basin with cupboard below, low level wc.

#### **Sitting room**

Bay window to front elevation, stripped floorboards, fireplace housing gas fired replica wood burning stove.

#### **Stairs to first floor - landing**

Hatch to insulated loft, storage cupboard.

#### **Bedroom one**

Three windows to front elevation, wardrobe recess.

#### **Ensuite shower room**

Cubicle with thermostatic shower, wc and hand basin. Tiled floor, part tiled walls.

#### **Bedroom two**

Built in cupboard.

#### **Bedroom three**

Cast iron fireplace with cupboards to side.

#### **Bathroom**

White suite of freestanding bath, wc and hand basin. Heated towel rail, part tiled walls and tiled floor.

#### **Outside**

Sitting behind a low brick wall is the gravelled front garden. The rear garden is accessed from the house or via a rear pedestrian pathway. This is laid to paving and gravel for easy maintenance together with flower beds, shrubs and climbing plants. Log store and garden shed, outside tap.

#### **Services**

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

#### **Outgoings**

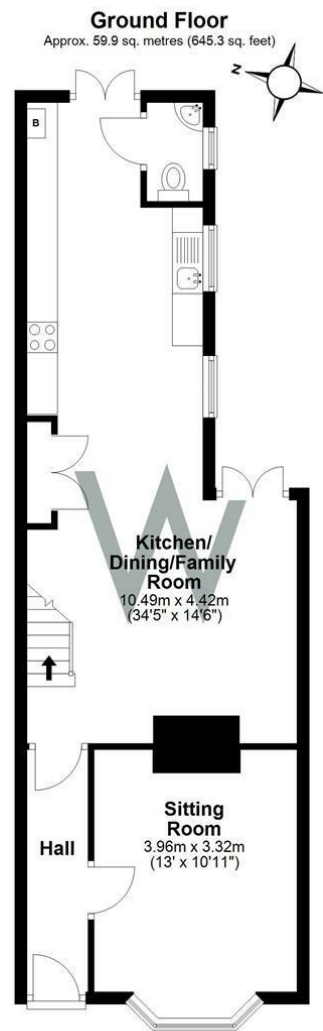
The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

#### **Directions**

From our office in Castle Street proceed along Scots Lane and at the T-junction turn left into Endless Street. The road bears to the right and then to the left where No. 18 will be seen at the end of the terrace on the right.

#### **WHAT3WORDS**

What3Words reference is: ///earth.zest.puts



Total area: approx. 109.7 sq. metres (1180.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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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