



52 Campbell Road

Salisbury, SP1 3BG

Guide price £375,000



A truly exceptional townhouse which has been remodeled and greatly improved in recent years. 52 Campbell Road is a hugely impressive property which has been finished to the highest standard and only appreciated by a viewing. The current owners have remodeled and extended the ground floor accommodation to create a beautiful 6.9m kitchen/dining/living area and cloakroom. The extensive refurbishment has included a full rewire, new heating system/boiler, and replacement double glazed windows. 52 Campbell Road enjoys a lovely mature rear garden with a Southerly aspect, a decked area has been created to enjoy the garden and unencumbered views toward Salisbury Cathedral. Accommodation comprises entrance hall, sitting room with log burner, 6.9m x 4m kitchen/living space with bifold doors, first floor landing, two double bedrooms and outstanding bathroom with walk-in shower and freestanding bath. The rear garden is a deceptive size with a host of mature planting creating great levels of privacy. Situated in a quiet no-through road on the fringes of the city centre 52 Campbell Road has great levels of on-street residents parking and is in walking distance of all of the city centre amenities. This truly special property can only be appreciated by an internal viewing.



Directions

Proceed to St Marks roundabout taking the exit onto St Marks Avenue. Turn left onto Campbell Road. Number 52 can be found on the left hand side.

Part Glazed Front Door

Entrance Hall

Stairs to first floor. Column radiator and tiled floor.

Cloakroom

Low level WC and wall hung basin. Tiled floor. Extractor fan and sensor light.

Sitting Room 13'9" bay window x 10'7" max (4.2m bay window x 3.25m max)

Double glazed window to front aspect, column radiator, fitted log burner with tiled hearth.

Kitchen/Dining/Living Room 22'7" x 13'1" reducing to 10'7" (6.9m x 4m reducing to 3.25m)

Matching range of wall and base units with solid wooden work surface over. Space for range style cooker, American style fridge/freezer, washing machine. Integral dishwasher. Inset ceramic sink unit with mixer tap. Tiled splashbacks. Two column radiators. Bi-fold doors and feature rooflight. Inset ceiling spotlights.

Landing

Access to loft with drop down ladder. Built in full height double linen cupboard.

Bedroom One 11'3" x 12'11" (3.45m x 3.95m)

Twin double glazed windows to front. Column radiator. Matching fitted wardrobes, exposed floorboards and feature cast iron fireplace.

Bedroom Two 12'7" x 8'4" (3.85m x 2.55m)

Double glazed window to rear with views of Salisbury Cathedral. Cast iron fireplace. Full height cupboard housing gas combination boiler. Floorboards.

Bathroom 13'1" x 7'8" (4m x 2.35m)

Matching WC, pedestal basin, freestanding bath with mixer/shower attachment and walk-in tiled shower enclosure with thermostatic control and rainfall head. Heated towel rail, double glazed window to rear aspect with views toward Salisbury Cathedral and tongue and groove paneling. Inset spotlights and extractor fan.

Outside

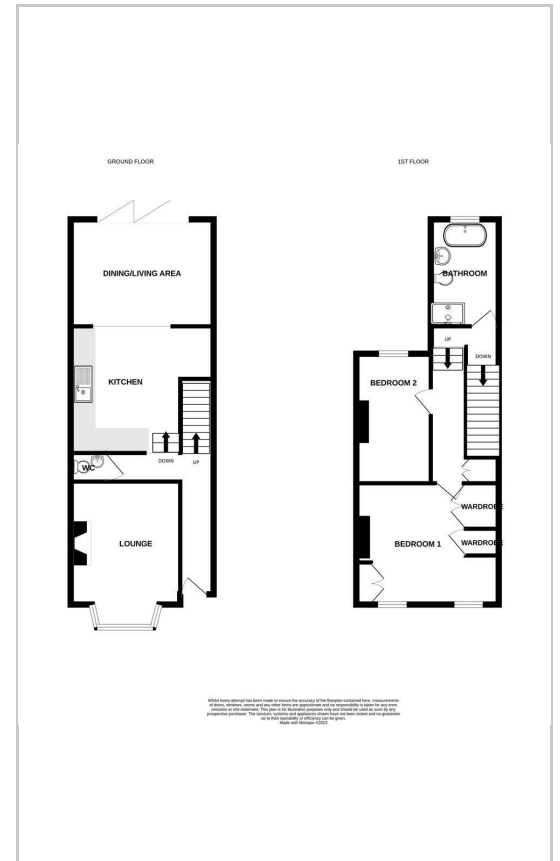
To the front of the house is a small paved garden with planted flower bed. Enclosed by mid-height wall.

The rear garden has a Southerly aspect and is particularly private and well enclosed by wooden fencing. Immediately outside the bifold doors is a decked seating area with automated sun canopy. Steps lead down to the main area of garden with storage under the decking. At the lower level is a paved patio and gravelled seating areas with a host of mature planting. A path leads past attractive flower beds to a substantial garden shed, beyond is a further shed/store and gate to rear pedestrian access with keypad entry.

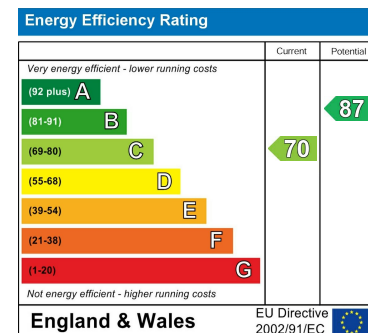
Area Map



Floor Plans



Energy Efficiency Graph



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