



## 11 Folkestone Road

Salisbury, SP2 8JP

Guide price £650,000



A charming Edwardian house with great character, excellent accommodation and a lovely garden. The house has gas fired central heating, double glazing and has been maintained to a very high standard.



## Location

The property is located on the southern edge of the city within walking distance of the famous Cathedral Close as well as good local facilities including schools, recreation ground, corner shop and church. The city centre is about 1 mile distant.

## Directions

From the city centre proceed south along New Bridge, turn right at the traffic lights onto Netherhampton Road and after half a mile turn left at Folkestone Road.

## Reception Hall

Stairs to first floor. Storage cupboard.

## Sitting Room 15'8" x 12'2" (4.79m x 3.72m)

Fireplace with surround, bay window, radiator.

## Living Room 12'0" x 9'11" (3.67m x 3.04)

Fireplace, shelving, radiator, television aerial point, doors to:

## Garden Room 14'11" x 9'8" (4.57m x 2.95m)

Belfast sink, doors to garden and garage.

## Cloakroom

WC and wash hand basin.

## Kitchen/Dining Room 22'9" x 11'1" (6.95m x 3.38m)

Belfast sink, range of base and drawer units with tiled work surface, gas hob, electric cooker, shelving, Baxi gas boiler, Welsh dresser, two radiators, doors to garden.

## Landing

Access to loft. Radiator.

## Bedroom One 13'6" x 9'10" (4.14m x 3.02m)

Bay window, radiator. Deep roll-top bath with shower, wash basin.

## Bedroom Two 11'11" x 10'2" (3.64m x 3.12m)

Radiator.

## Bedroom Three 11'8" x 11'0" (3.56m x 3.36m)

Radiator.

## Bedroom Four 9'5" x 5'8" (2.88m x 1.75m)

Radiator.

## Bathroom

Roll-top bath with shower, wash basin, WC and radiator.

## Garage 14'11" x 7'11" (4.55m x 2.42m)

Up and over door, power and light.

## Outside

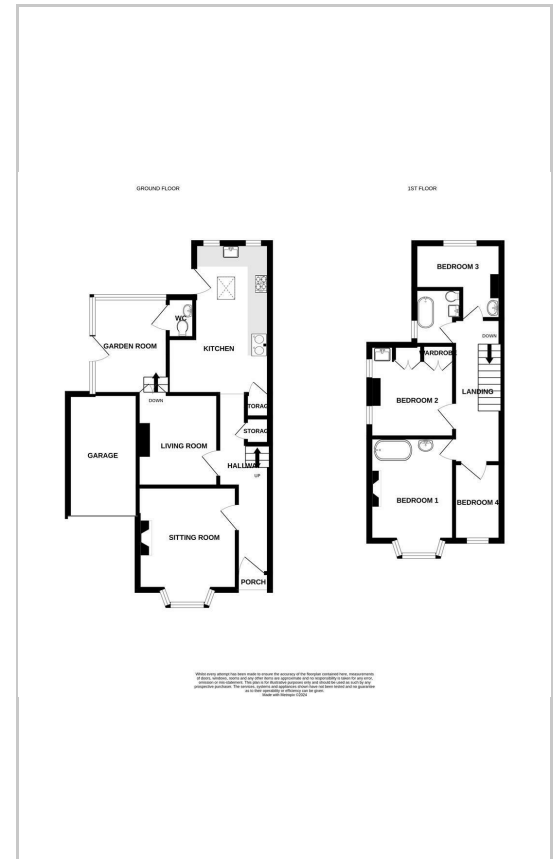
Parking for up to three cars adjacent to the garage.

Lovely garden with lawn, patio, pond, greenhouse, store and cabin with power and light.

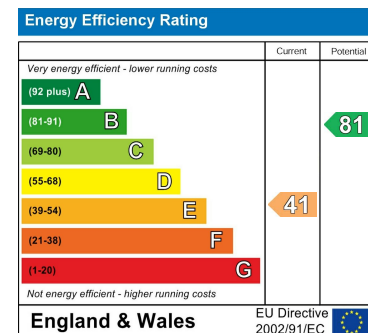
## Area Map



## Floor Plans



## Energy Efficiency Graph



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