



113 Dolphin Street

Salisbury, SP1 2BL

£335,000



A charming and characterful city home partly dating back to the 13th century with an attractive rear garden. 113 Dolphin Street is a Grade II listed property with character features throughout, although generally in good condition throughout the house could benefit from enhancement in some areas, offering huge scope to personalise. The accommodation is deceptively generous with scope to reconfigure and create a third bedroom, outside 113 Dolphin Street has a lovely sunny rear garden which also holds huge potential. Dolphin Street is a lovely quiet backstreet set off St Ann's Street. The peaceful setting belies the city centre location which allows easy access to all of the city's amenities including the railway station. This is a rare opportunity to acquire such a characterful city base, an early viewing is essential.



Directions

Proceed to St Anns Street where Dolphin Street can be found on your left hand side.

Sitting Room 11'3" x 11'3" (3.45m x 3.45m)

Sash window to front, column radiator, open fireplace, exposed wall and ceiling beams. Full height cupboard, wall lights. Exposed wooden floorboards.

Cloakroom

Low level WC and wash hand basin.

Inner Lobby

Stairs to first floor.

Kitchen/Diner 13'1" x 16'4" (4m x 5m)

Window and double doors to rear, range of painted base units with solid wooden top. Belfast sink with mixer tap, tiled splashbacks, quarry tiled floor, column radiator. Inset gas hob with extractor hood, low level oven. Open fireplace.

First Floor

Bedroom One 12'5" x 12'1" (3.8m x 3.7m)

Sash window to front, overstairs wardrobe, column radiator. Open fireplace with exposed brickwork, exposed floorboards. Staircase to:

Bathroom/Potential Bedroom Three 12'7" x 9'0" (3.85m x 2.75m)

Hugely characterful room with vaulted ceiling with extensive range of exposed wall and roof beams. Rooflight window to rear, column radiator and wall lights. Low level WC, pedestal basin and freestanding bath with mixer/shower attachment.

Bedroom Two 13'5" x 11'11" (4.1m x 3.65m)

Sash window to rear aspect, column radiator, exposed wall beams and brickwork. Exposed floorboards, dado rail and coving. Door to:

Bathroom 10'7" x 4'7" (3.25m x 1.4m)

White panelled bath with mixer/shower attachment, pedestal basin and high level flush WC. Tiled splashbacks, column radiator, sash window to rear and exposed floorboards. Full height airing cupboard housing pressurised hot water tank and gas boiler.

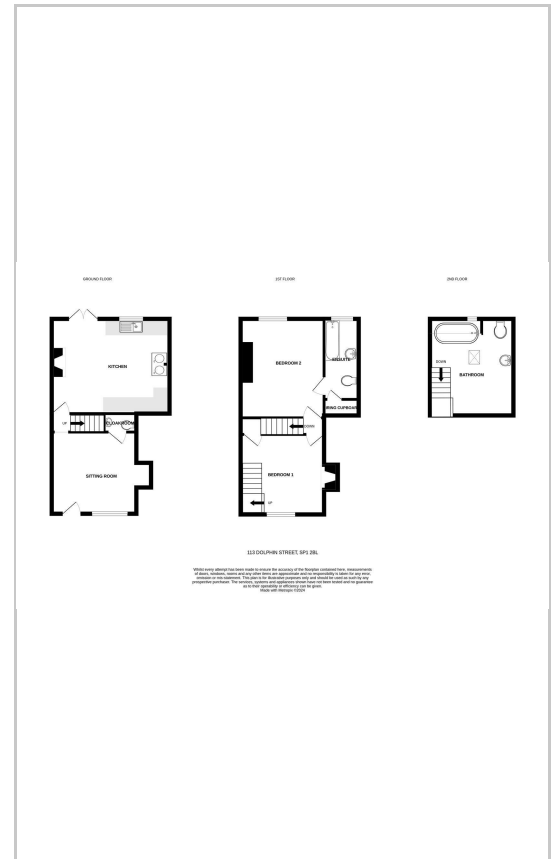
Outside

Immediately outside the kitchen is a paved patio area with outside light, potting/storage shed and covered storage area. Steps lead up to a small lawn which is enclosed by high level wall and fence. Mature trees and shrubs.

Area Map



Floor Plans



Energy Efficiency Graph

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