



## 37 Park Street

Salisbury, SP1 3AT

£275,000



This offers a good opportunity to purchase a charming Victorian cottage in one of the most popular residential areas of the city. The present owners have been in occupation some six years and have improved and refurbished the cottage to a very high standard. The property has double glazing as well as an electric central heating system and the kitchen and bathroom have been refurbished and full redecoration has been carried out. The property also has the advantage of a lovely long south facing garden with patio, lawn and storage shed. There is parking on the road to the front.



## Location

The property is located just on the eastern edge of the city centre within reach of excellent facilities including St Marks School, the amenity area of The Greencroft, the well known Wyndham Arms public house, all of which are within walking distance. Salisbury has a good variety of shops and supermarkets, a good choice of schools, leisure facilities including a cinema and playhouse and a mainline railway station.

## Entrance Lobby

### Sitting Room 10'8" x 10'3" (3.26m x 3.13m )

With fitted log burning stove, storage cupboard, shelving and television aerial point.

### Dining Room 11'7" x 11'1" (3.55m x 3.38m )

With stairs leading off with large storage cupboard below, night storage heater, door to garden, further storage cupboard and shelving.

### Kitchen 11'8" x 7'1" (3.58m x 2.16m )

With double bowl sink unit, drawers and cupboards below, good range of base and drawer units with worktops over, fitted Lamona electric oven with hob and extractor, range of wall cupboards, plumbing and drainage for washing machine and dishwasher, space for fridge/freezer, recessed lights and airing cupboard with lagged hot water tank.

## Bathroom

With panelled bath with Mira shower and screen, wash hand basin, WC, part tiled walls, extractor fan, electric shaver point and heated towel rail.

## First Floor Landing

With linen cupboard with shelving, electric radiator and access to loft space.

### Bedroom One 11'8" x 10'3" (3.57m x 3.13m )

With fitted electric radiator, storage cupboard and double wardrobe.

### Bedroom Two 11'6" x 7'6" (3.52m x 2.30m )

With electric radiator.

### Bedroom Three 11'10" x 7'0" (3.62m x 2.15m )

With electric radiator.

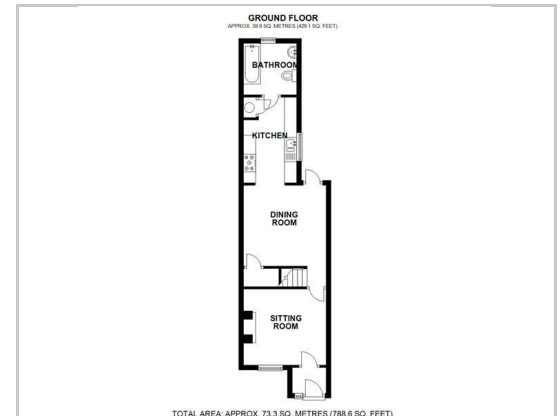
## Outside

To the front of the house there is a small area of garden with path to the front door. There is side pedestrian access to the rear garden which faces south and here there is an outside tap, patio area, lawn with path leading to a storage shed at the far end. There is also a log store.

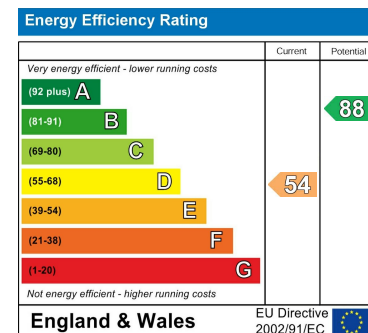
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.