

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 22 St. Marks Road

Salisbury, SP1 3AZ

£470,000



A hugely impressive end terrace home which has been extended and greatly improved in recent years. 22 St Marks Road is a deceptive property which offers generous and flexible accommodation over three floors. The property extends to over 1600 square feet and comfortably provides three double bedrooms as well as four bath/cloakrooms. The living accommodation is equally as generous with two well proportioned reception rooms and a 6.6m x 4.25m kitchen/dining room which is a fantastic sociable space ideal for modern family living. The property is double glazed with gas heating, with the general condition being excellent throughout, yet scope still exists to enhance and personalise. Outside, 22 St Marks Road has a well landscaped garden with private pedestrian access as well as a substantial 4.5m x 4.2m studio/workshop. Located in this highly sought after tree-lined road the house is perfectly situated for all of the city centre amenities including some highly sought-after schools. An early internal viewing is essential to fully appreciate what this property has to offer.





Directions

From the city centre proceed to St Marks Road following the road as it gently bends to the right. Number 22 can be found on your left hand side.

Entrance Porch

Wooden front door to:

Entrance Hall

Velux window, radiator, oak flooring and wall lights.

Cloakroom

Push button WC and vanity basin with tiled splashback. Radiator, tiled floor and extractor fan.

Sitting Room 15'5" x 12'3" (4.72m x 3.74m )

Lovely sunny room with twin double glazed windows to front aspect, fitted shelving and low level cupboards, two radiators and laminate flooring.

Dining Room 12'7" x 12'3" (3.85m x 3.75m )

Double glazed window to rear aspect, fireplace recess, radiator and understair storage.

Kitchen/Dining Room 21'7" x 13'10" (6.58m x 4.24m )

A truly standout sociable space, perfect for modern family living. Kitchen area with range of built-in and free-standing units with worksurface over. Space for range style cooker, fridge/freezer and washing machine. Inset 1 ¼ bowl stainless steel sink unit with mixer tap, tiled splashbacks and floor, Velux window. Walk-in pantry/store (1.7m x 1.25m) with power and light, fitted shelving, bulkhead storage and wall mounted gas boiler. The dining/sitting area has a feature double glazed window overlooking the rear garden with stable door to side, radiator and wooden flooring.

First Floor Landing

Door and lobby to second floor.

Bedroom Two 15'5" x 12'10" (4.72m x 3.92m )

Twin double glazed windows to front aspect. Double radiator. Two built-in original wardrobe/storage cupboards. En-Suite – White push button WC, pedestal basin and double width shower enclosure with thermostatic controls and wet wall splashbacks. Radiator, ceiling spotlights and extractor fan.

Bedroom Three 12'5" x 9'3" (3.80m x 2.84m )

Double glazed window to rear aspect. Double radiator.

Family Bathroom

White suite comprising panelled bath with thermostatic shower over, concealed cistern WC and vanity basin. Tiled splashbacks and floor, heated towel rail, linen storage niche, obscure double glazed window, ceiling spotlights and extractor fan.

Second Floor

Bedroom One 19'1" x 11'5" (5.82m x 3.5m )

Twin Velux windows to front aspect and double glazed windows to rear. Radiator, low level eaves storage and niches, reading lights and television niches. Inset ceiling spotlights. En-Suite Cloakroom – Low level WC and wall hung basin with tiled splashback and floor. De-mist, light-up mirror, heated towel rail and ceiling spotlights.

Outside

To the front of the house is a surprisingly generous paved area enclosed by a mid-height brick wall. Outside light. The rear garden is laid out over three levels, immediately outside the kitchen is a modest paved area with outside tap. Steps lead up to a generous level area with two sections of artificial grass and paved patio. A pathway leads up to the final area of garden which has a decked seating area and high level gate to the rear.

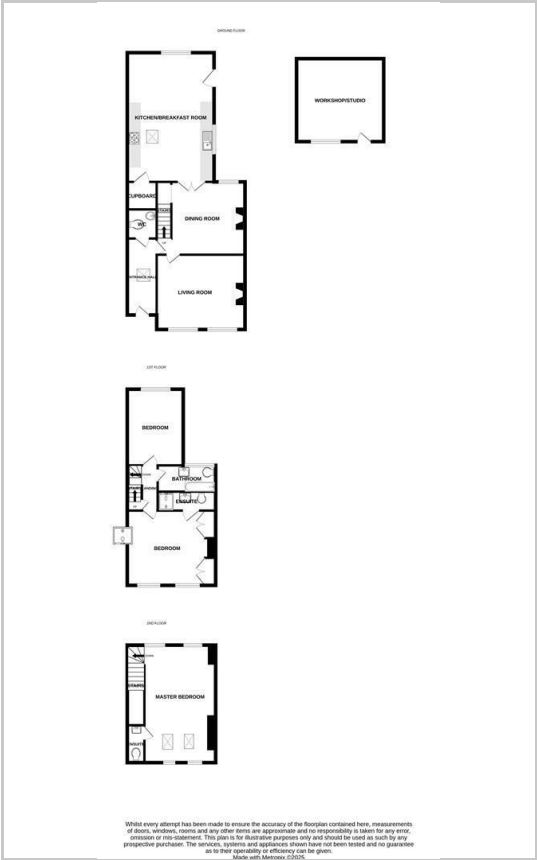
Studio/Workshop 14'10" x 13'8" (4.54m x 4.19m )

Substantial rendered building with door and double glazed window, power and light.

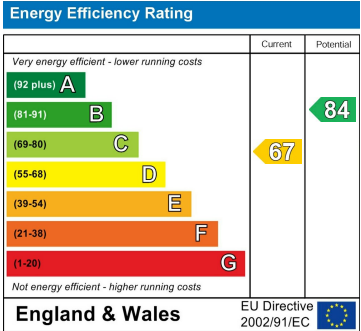
Area Map



Floor Plans



Energy Efficiency Graph



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