

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 64 St. Edmunds Church Street

Salisbury, SP1 1EQ

£475,000



### \* VENDOR SUITED\*

A hugely deceptive townhouse with extensive and flexible accommodation, offered for sale in excellent order throughout. 64 St Edmunds Church Street is an extremely impressive property which can only be appreciated by a viewing, the accommodation easily yields four bedrooms with three reception rooms and three bathrooms, yet there are numerous potential configurations. The property has been greatly improved and maintained by its current owner, but still holds scope for personalisation. 64 St Edmunds Church Street boasts a beautiful walled garden which is particularly private and peaceful, quite exceptional considering the central location. Other features of note include double glazing, gas heating and extremely useful (7.65m long) store/passageway. The property has previously been used as a bed and breakfast and is still partly used for Air BnB, this gives any potential owner a very attractive income stream. The location provides fantastic and easy access to all of the city centre amenities, also Bourne Gardens and Wyndham Park area a short distance. This is a very rare opportunity to acquire such a substantial and flexible property at a reasonable price, an early internal viewing is essential.





Directions

Proceed to Bedwin Street turning into St Edmunds Church Street where number 64 can be found on your left hand side.

Double Glazed Front Door to:

Hallway

Wooden Flooring. Door to:

Sitting Room 11'5" x 12'3" (3.5m x 3.75m )

Double glazed sash window. Double radiator.

Dining Room 11'10" x 11'9" extending to 14'9" (3.62m x 3.6m extending to 4.5m )

Door to conservatory. Double radiator.

Kitchen 12'3" x 6'6" (3.75m x 2m )

Shaker style wall and base units with solid wood worksurface over. Space for range style cooker, dishwasher and fridge/freezer. Stainless steel sink unit with mixer tap over and tiled splashbacks. Opening to conservatory and glazed panel door to:

Rear Porch/Utility 6'6" x 3'11" (2m x 1.2m )

Space for washing machine/tumble dryer. Double glazed door to garden.

Shower Room

Refitted suite comprising concealed cistern WC, vanity basin and walk-in shower enclosure with thermostatic control. Heated towel rail. Obscure double glazed window.

Conservatory 11'9" x 12'9" (3.6m x 3.9m )

Superb space with double glazed elevations and roof providing a lovely aspect over the garden. Two double radiators. Double doors to:

Store Room 25'1" x 3'9" (7.65m x 1.15m )

Double doors to front. Power and light.

First Floor Landing

Generous area with double glazed window to rear.

Bedroom One 11'11" x 12'3" (3.65m x 3.75m )

Double glazed sash window to front aspect. Double radiator. Two built in wardrobes and high level storage.

Bedroom Two 12'5" x 7'10" (3.8m x 2.4m )

Double glazed sash window to front. Radiator.

Bedroom Three 11'7" x 10'9" extending to 11'11" (3.55m x 3.3m extending to 3.65m )

Obscure double glazed window to rear aspect.

Bathroom

White suite comprising WC, pedestal basin, bath with shower over. Built in airing cupboard with Viesman boiler.

Second Floor

Landing Area

Bedroom Four 11'3" x 13'10" max (3.45m x 4.22m max )

Velux window to front, low level eaves cupboards. Built in double wardrobe. Electric heater.

En-Suite – White WC, pedestal basin and tiled shower enclosure with thermostatic controls. Tiled splashbacks and floor. Velux window to front.

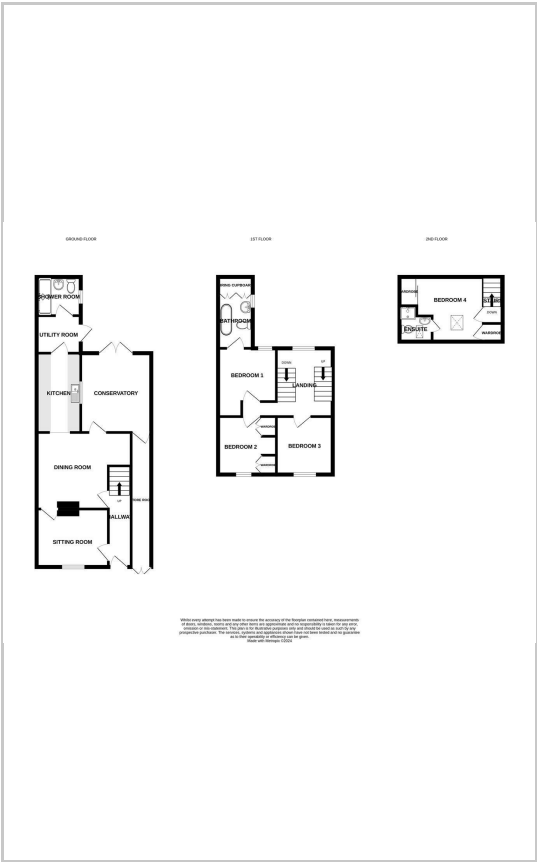
Outside

The property enjoys a lovely walled garden which is very private and peaceful. Paved for low maintenance with a lovely selection of mature planting, attractive decked seating area with pergola.

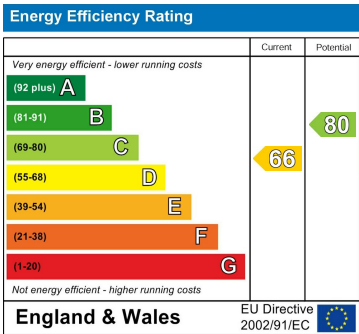
Area Map



Floor Plans



Energy Efficiency Graph



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