

# VENDITUM

RESIDENTIAL SALES

EST. 2004



## 4 Queens Road

Salisbury, SP1 3AJ

£445,000



A charming Edwardian town house recently refurbished and presented in first class condition located in one of the best areas of the city. The house has gas central heating and double glazing and enjoys an east/west aspect with sunshine on the lovely rear garden in the morning. Although currently offering 2 bedrooms, it would be possible to split the large main bedroom to create a third.

The property enjoys resident's parking on Queens Road to the front.

Wyndham Park is opposite the house with its walks. The city centre, train station and all of the excellent facilities of Salisbury are within easy reach.





Directions

From the city centre proceed along Castle Street, turning right into Scotts Lane by Qudos Public House. Continue over into Bedwin Street to the top, left into College Street which leads into Queens Road. Number 4 is on the right hand side. Queens Road is one way with no access from the Wyndham Road side.

Reception Hall

Radiator.

Sitting Room 14'6" x 12'7" (4.42m x 3.85m )

Attractive fireplace, bay window, two wall lights, radiator and TV point.

Dining Room 16'0" x 13'10" (4.88m x 4.22m )

Stairs leading to first floor, radiator.

Kitchen 13'3" x 8'3" (4.06m x 2.54m )

Double bowl sink, range of drawers with cupboards below and worksurface over, electric oven, gas hob and larger cupboard.

Utility Room

Plumbing for washing machine, worktop, door to rear garden.

Shower Room

Shower cubicle, wash hand basin, WC, heated towel rail.

Landing

Access to insulated loft with ladder. Storage cupboard.

Bedroom One 16'4" x 11'6" (5.0m x 3.53m )

Radiator.

Bedroom Two 14'5" x 10'6" (4.4m x 3.21m )

Radiator.

Bathroom 12'2" x 8'2" (3.72m x 2.51m)

Deep paneled bath, large shower cubicle, WC, wash hand basin with cupboard below, further cupboard with Vaillant boiler.

Outside

Small attractive front garden with path to front door. Lovely east facing rear garden with separate pedestrian access. Outdoor tap. Flower beds, roses, garden shed and patio area.

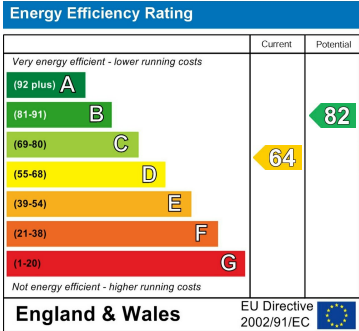
Area Map



Floor Plans



Energy Efficiency Graph



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