

VENDITUM

RESIDENTIAL SALES

EST. 2004



30 Hamilton Road

Salisbury, SP1 3TG

Guide price £325,000



A bay fronted three bedroom house with a beautiful South facing garden quietly situated within the city centre. 30 Hamilton Road is a well loved home which is double glazed with modern gas heating, and also offers scope for updating. Accommodation comprises entrance lobby, hallway, sitting and dining room, kitchen, useful store/outhouse, three bedrooms and first floor bathroom. Outside the house has a small front garden and a lovely sunny rear garden, which is particularly peaceful and private for such a location. Hamilton Road is a charming residential street off Castle Street with ample residents parking, the position provides great access to all the city centre amenities as well as Waitrose and the Five Rivers leisure complex. An early internal viewing is highly advised.



Directions

From Castle Street turn onto Hamilton Road. Number 30 can be found on the right.

Double Glazed Front Door

Storm porch.

Hall

Radiator. Stairs to first floor.

Sitting Room 9'4" x 13'9" (2.86m x 4.2m)

Double glazed bay window to front. Living flame fire with painted wooden surround. Built in shelving and dressers. Radiator. Dado rail.

Dining Room 10'4" x 12'5" (3.15m x 3.8m)

Double glazed doors to rear garden. Radiator. Dado rail. Understairs cupboard.

Kitchen 12'1" x 7'4" (3.7m x 2.25m)

Matching wall and base units with worksurface over. Space for cooker. Plumbing and space for washing machine and fridge/freezer. Inset 1 ¼ bowl sink unit with mixer tap. Tiled splashbacks. Wall mounted Worcester boiler. Double glazed window to side aspect. Inset ceiling spotlights.

Store Room 8'4" x 6'6" (2.55m x 2m)

Substantial structure, block built with tiled roof. Door to side and window to rear. Power and light. N.B. This structure, although useful, could be replaced with a conservatory or more substantial extension (subject to consent).

First Floor

Full height cupboard.

Bedroom One 12'11" x 9'4" (3.95m x 2.85m)

Twin double glazed windows. Radiator. Currently used as art studio.

Bedroom Two 12'1" x 7'10" (3.7m x 2.4m)

Double glazed window. Radiator.

Bedroom Three 8'6" x 7'6" (2.6m x 2.3m)

Double glazed window to rear. Radiator.

Bathroom 7'6" x 5'6" (2.29m x 1.7m)

White suite comprising WC, vanity basin and panelled bath with shower over. Tiled splashbacks. Radiator and ceiling spotlights.

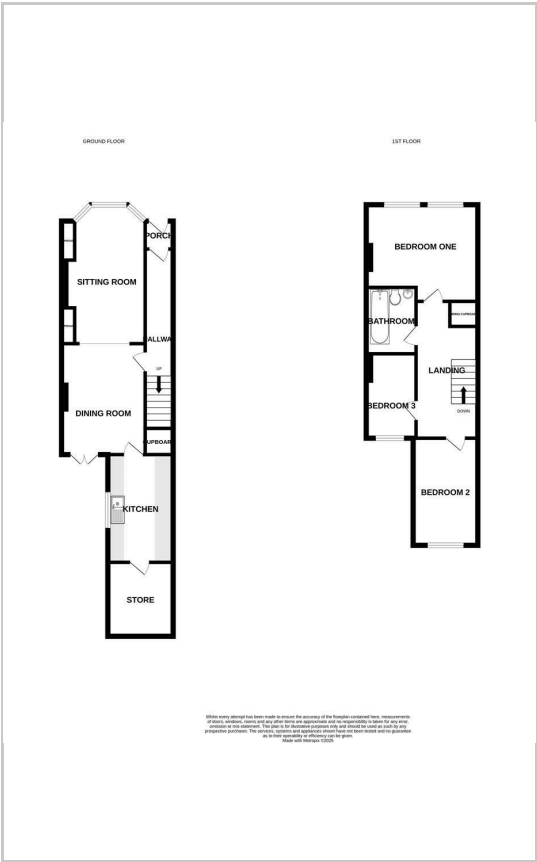
Outside

To the front of the house is a well stocked garden with path to the front door. To the rear of the house is a lovely city garden which is paved for low maintenance with deep well stocked flower borders. Immediately outside the house is a paved patio, a stepping stone path meanders toward the end of the garden passing a lovely array of planting. To the far end of the garden is a gate which provides access to a secure pedestrian pathway.

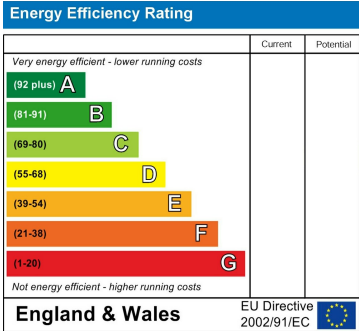
Area Map



Floor Plans



Energy Efficiency Graph



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