

VENDITUM

RESIDENTIAL SALES

EST. 2004



58 St. Marks Road

Salisbury, SP1 3AZ

£425,000



A beautifully presented three double bedroom property located in one of the city's most sought after roads. 58 St Marks Road has been extended and fully refurbished by its current owner to an exacting standard, the well considered and high quality work can be seen throughout the property. The deceptive levels of accommodation can only be appreciated by a visit with highlights including 7.6m double reception room, generous and beautifully fitted kitchen, three double bedrooms with a master en-suite and a stand-out bathroom with freestanding bath and walk-in shower. 58 St Marks Road is double glazed with sash style units to the front aspect and also benefits from a modern and efficient gas heating system. The general decorative standard throughout the house is superb with lovely features including log burner, oak style internal doors and copious amounts of built in storage. Outside 58 St Marks Road has an attractive front garden as well as a generous and well presented rear garden. St Marks Road is a lovely tree-lined street within the city centre. Popular schools, parks and all the city centre amenities are close by. This is a fantastic opportunity to buy a high quality period home in such a great location, an internal viewing is essential.



Directions

Proceed to Wyndham Road bearing right at the top of the hill into Queens Road. After a short time turn left into St Marks Road where number 58 can be found on your left after the road bears to the right.

Storm Porch

Part glazed door.

Entrance Hall

Stairs to first floor, feature panelling.

Sitting/Dining Room 24'11" x 11'3" max (7.6m x 3.45m max)

Double glazed sash style window to front. Inset log burner with slate hearth. Range of built in low level cupboards and recess shelving. Radiator. Feature fireplace with tiled hearth. Understair cupboard, radiators.

Kitchen/Dining Area 14'3" x 12'3" (4.35m x 3.75m)

Matching shaker style wall and base units with solid wooden worksurface. Inset ceramic sink unit with mixer tap, space for range cooker, American style fridge/freezer, built in dishwasher and washing machine. Double glazed door and window overlooking the rear garden. Roof-light, vertical radiator and ceiling spotlights.

First Floor Landing

Stairs to second floor.

Bedroom Two 12'7" x 12'1" to wardrobes (3.85m x 3.7m to wardrobes)

Double glazed sash style window to front aspect. Range of seven built in wardrobes, radiator, feature cast iron fireplace and exposed floorboards.

Bedroom Three 12'7" x 8'10" (3.85m x 2.7m)

Double glazed window to rear aspect, radiator and feature cast iron fireplace.

Bathroom 12'5" x 8'2" (3.8m x 2.5m)

Lovely white suite comprising WC, vanity basin, freestanding bath and walk-in shower enclosure with tiled splashbacks. Feature wall paneling, tiled floor, heated towel rail, obscure double glazed window and ceiling spotlights. Full height cupboard housing Ideal gas boiler, shelving and space for tumble dryer.

Second Floor Landing

Access to eaves storage and roof-light. Door to:

Bedroom One 20'6" max x 9'8" ext to 12'11" (6.25m max x 2.95m ext to 3.95m)

Double glazed sash style window to front aspect and double glazed window to rear. Radiator, eaves storage and ceiling spotlights. En-Suite – White WC, vanity basin and tiled shower cubicle with thermostatic controls. Heated towel-rail, tiled floor, obscure double glazed window to rear aspect, extractor fan and ceiling spotlights.

Outside

To the front of the house is an attractive front garden with recessed gravel area for dustbins or bicycles. Generous levels of on-street residents parking.

To the rear is a well presented garden which is well enclosed by hedge and close-board fencing. Immediately outside the kitchen is a small paved area with light, steps lead past an attractively planted flower bed. A path leads past a gently sloping lawn to a paved patio area and substantial garden shed.

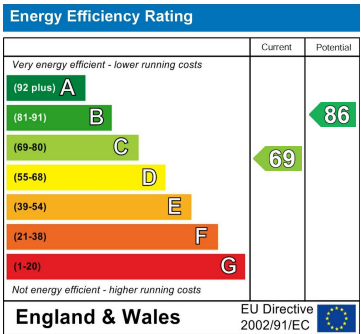
Area Map



Floor Plans



Energy Efficiency Graph



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