



**QUEENSBERRY ROAD SALISBURY SP1**  
*£2,750 PER MONTH AVAILABLE NOW*

**Hamptons**


THE HOME EXPERTS



# { THE PARTICULARS

Queensberry Road Salisbury SP1

**£2,750 Per Month**  
**Unfurnished**

 **5 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

- Five bedrooms, - Wonderful garden, -  
Separate guest suite/home office, - Triple  
garage and driveway parking

## Council Tax

Council Tax Band G

## Hamptons

54 Castle Street  
Salisbury, SP1 3TS  
01722 480115  
salisburylettings@hamptons.co.uk  
www.hamptons.co.uk

# { WONDERFUL FAMILY HOME OVERLOOKING THE CITY

## The Property

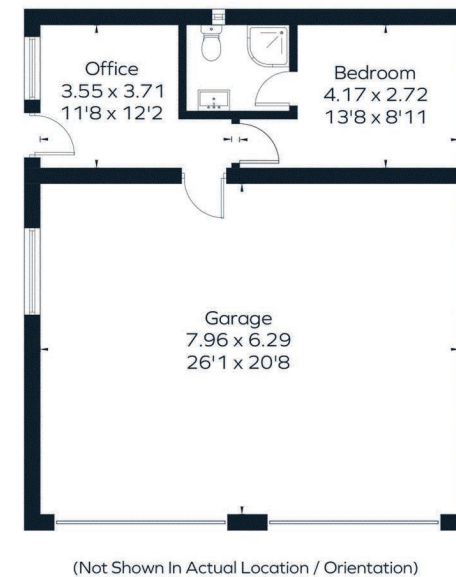
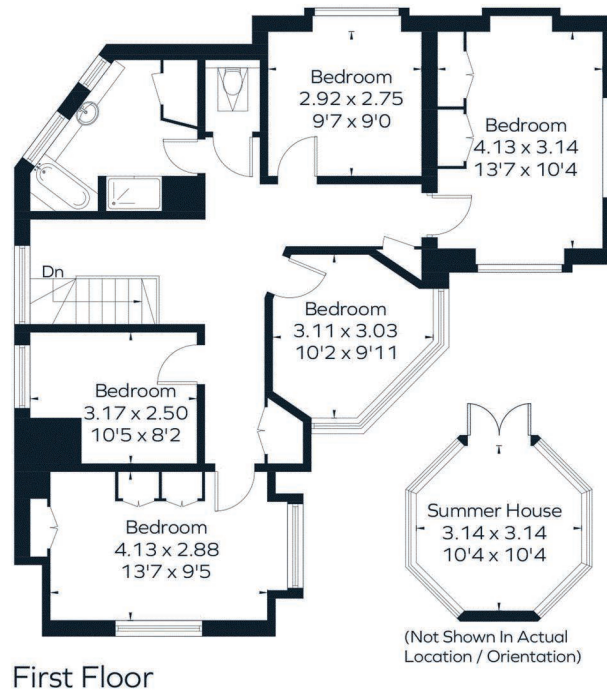
On entering the home, you are led into the entrance hall which is of a good size and with panelled walls. To the left is the fantastic triple aspect living room with a new log burning stove and enjoying amazing views over the City. From the entrance a hall, you are then led into the stunning, newly remodelled kitchen/dining/living room, along with a utility room and cloakroom/shower room. The kitchen is truly a 'heart of the home' space with hand-made bespoke units and a central island with quartz worktops. From the entrance hall, stairs lead to the first floor where there are five bedrooms and a family bathroom with a separate W.C. The feeling of light is amazing and the views across the City make this an exceptional house. The house is set in extensive gardens and grounds of just under three quarters of an acre. There is a private driveway and a triple garage. Attached to the garage, and separate to the main house, is "The Nook" which is currently used as a home office, as well as having an additional double bedroom and en-suite shower room.

## Location

The property is located in an elevated position at the end of Queensberry Road and is within easy reach of Victoria Park, South Wilts grammar school and the Co-op general store on Castle Road where there is also a good bus service. St Marks primary school is also nearby. The centre of the city is approximately three quarters of a mile away.



Approximate Floor Area = 173.1 sq m / 1863 sq ft  
 Outbuildings = 82.3 sq m / 886 sq ft  
 Total = 255.4 sq m / 2749 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76201

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

