



3 Victoria Road, Salisbury, Wiltshire, SP1 3NF

Guide Price £850,000 Freehold

A detached house of considerable character, offered in immaculate condition, well located within an easy walk of all facilities.

Description

An exceptional detached family home of considerable character together with contemporary additions and offered in really excellent order throughout. There is parking to the side for three vehicles with an easy maintenance garden and considerable privacy with acoustic fencing and shrubs to side. The kitchen was replaced a year ago as was the sanitary ware, the wiring has been upgraded and there is a Worcester gas boiler for central heating. Window shutters are included and there are hard floors to the ground floor. Character features include stripped timber doors, floorboards and fireplaces. There are also picture rails, high skirting boards and ceiling cornices. The windows are replacement, wooden sash and double glazed. There are wood burning stoves in both the sitting and sun rooms. The property is well located just outside the ring road within a level and easy walk to the city centre, railway station, Waitrose supermarket and South Wilts Grammar School. Other local schools are nearby, and there is a Co-op store and good bus routes. Victoria Park is a stone's throw.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Double doors and tiled floor. Door to:

Hall

Timber floor, stairs to first floor with deep understairs storage cupboard.

Sitting room 14'4" x 13'9" (4.37m x 4.2m)

Bay window to front, cast iron fireplace with wooden surround and wood burning stove, shelves and cupboards to side.

Kitchen/dining room 26'1" x 18'7" (7.96m x 5.68m)

Recently refitted with an extensive range of granite worktops with cupboards and drawers beneath. Wall mounted cupboards, inset double sink with mixer tap and hand held spray tap, space for five ring induction hob and oven, dishwasher, extractor hood. Stripped wooden floorboards, door to side garden. Fireplace recess with surround, cupboards and shelves to sides.

Utility room

Work surface with inset single drainer sink unit with cupboard below and plumbing for washing machine and tumble dryer. Wall mounted cupboards, part tiled walls. Tiled floor.

Cloakroom

Low level WC and wash-hand basin.

Sun room 14'9" x 11'1" (4.5m x 3.4m)

Double doors to garden, vaulted ceiling with exposed timbers, timber floor, wood burning stove on slate hearth.

First floor - large landing

Shelved linen cupboard with lagged hot water cylinder. Hatch to loft space.

Bedroom one 13'11" x 11'4" (4.24m x 3.45m)

Cast iron fireplace.

Ensuite Shower room

Glass fronted shower cubicle with thermostatic shower and rainfall head, low level WC and wash-hand basin with cupboards below. Period, heated towel rail, tiled floor.

Bedroom two 13'3" x 11'3" (4.04m x 3.43m)

Built-in wardrobe.

Bedroom three 14'4" x 8'5" (4.37m x 2.57m)

Bedroom four 8'4" x 7'10" (2.55 x 2.39)

Range of built in wardrobes.

Family bathroom

Panelled bath with thermostatic mixer shower over and glass screen, low level WC and wash-hand basin with cupboards below. Tiled floor, period, heated towel rail.

Outside

To the side of the property is a gravelled parking area with parking for three or more vehicles. Timber fence with gates provides access to the rear garden with large stone terrace leading to a slate sitting area with low stone walls and steps up to astroturf lawn with well stocked flowerbeds, mature shrubs and trees giving a considerable degree of privacy. A pathway leads to a decked sitting area leading to a timber workshop with power and light. There is an outside tap, power and lighting.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is f and the payment for the year 2023/2024 payable to Wiltshire Council is £3,460.31

Directions

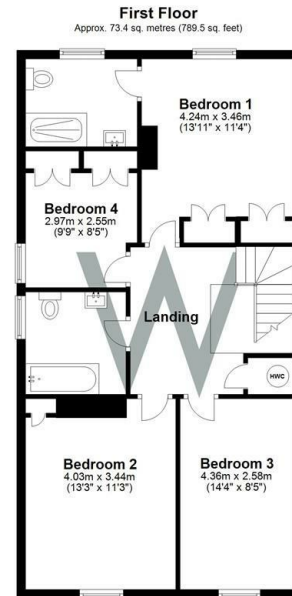
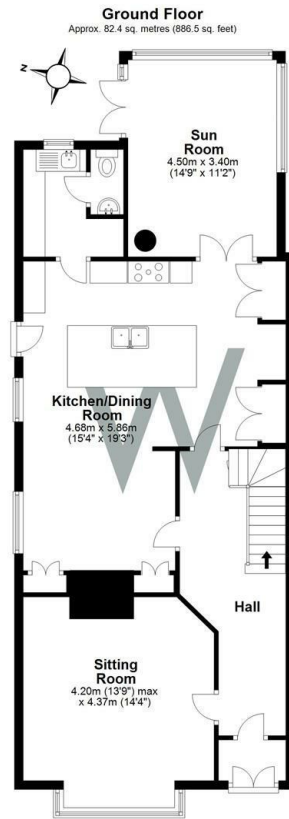
From our office in Castle Street proceed north and continue over the ring road into Castle Road. Take the first right just before the traffic lights into Victoria Road and keep right where No. 3 will be seen on the left hand side.

WHAT3WORDS

What3Words reference is: ///remove.will.finely



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102-121 kWh/m ² A	81
81-101 kWh/m ² B	
61-80 kWh/m ² C	
41-60 kWh/m ² D	
21-40 kWh/m ² E	
1-20 kWh/m ² F	
0 kWh/m ² G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



WHITES
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