



18 Longland, Salisbury, Wiltshire, SP2 7ET

Guide Price £295,000 Freehold

A charming character town house situated in a small residential cul-de-sac within walking distance of the city.

Description

A charming character town house dating from the mid 19th century, quietly situated at the end of a small residential cul-de-sac within walking distance of the city and local facilities. There are fireplaces throughout, gas central heating, double glazing, courtyard to rear, and a good garden to front together with ample parking. The accommodation consists of: porch, hall, cloakroom, sitting room, dining room, kitchen/breakfast room, 3 bedrooms and bathroom. The ceiling heights are good and there is a mix of hard flooring and carpets. We would highly recommend an early inspection.

Entrance Porch

Double doors to front, tiled floor, door to:

Hall

Wooden flooring, stairs to first floor with understairs storage cupboards.

Cloakroom

Low level wc and hand basin, wooden flooring, heated towel rail, stained glass windows.

Sitting Room

Cast iron fireplace with wooden surround.

Dining Room

Cast iron fireplace with wooden surround. Cupboards and shelves to side.

Kitchen/Breakfast Room

Range of work surfaces with base and wall mounted cupboards and drawers, space for gas cooker, space and plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler for central heating and hot water, door to garden, tiled splashbacks.

First floor Landing

Built in cupboard.

Bedroom One

Wood effect flooring, 2 built in double wardrobes, fireplace surround.

Bedroom Two

Bedroom Three

Cast iron fireplace with wooden surround, built in cupboard, floorboards.

Bathroom

Wood effect flooring, panel bath with glass shower screen and electric shower over, wc and wash basin, part tiled walls, cupboard housing lagged hot water tank and immersion heater.

Outside

The property lies at the end of a cul-de-sac and offers brick herringbone parking for several vehicles surrounded by a plethora of well stocked flower beds, shrubs and climbing plants. There is a paved sitting area, again surrounded by plants. Timber summer house/ storage shed. To the rear there is a paved courtyard enclosed by timber fencing, water tap.

Services

All mains services are connected.

Outgoings

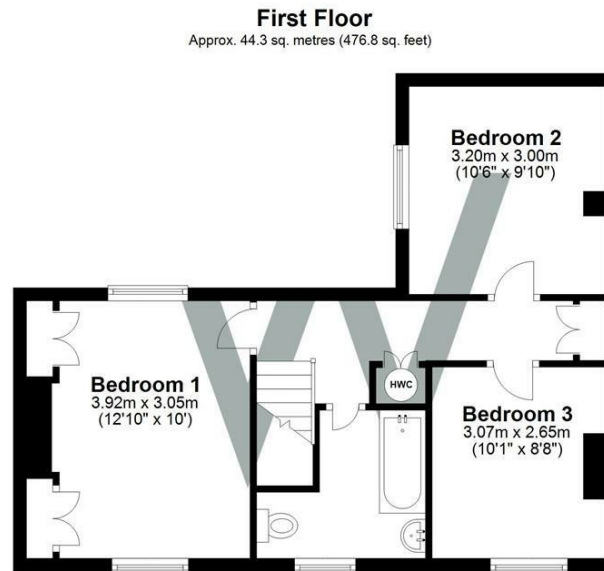
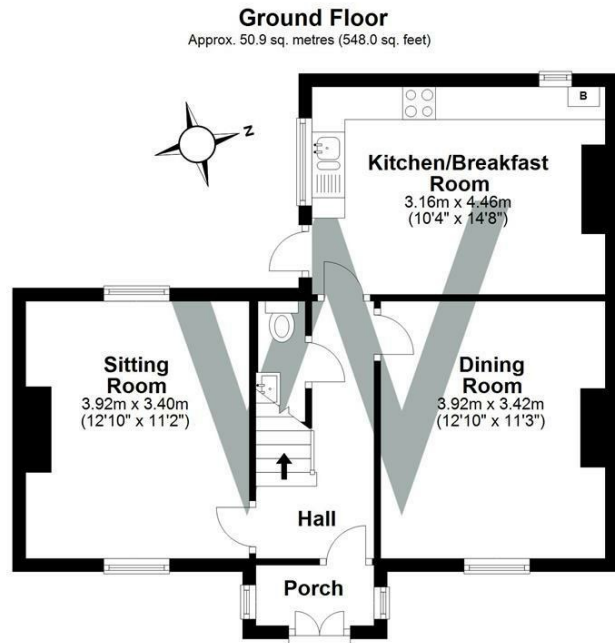
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2129.43.

Directions

From the city take the A36 Wilton Road. Take the fifth turning on the left into Longland.

WHAT3WORDS

What3Words reference is: [///artist.sheets.reveal](https://www.what3words.com/artist.sheets.reveal)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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