



19 Wyndham Road, Salisbury, Wiltshire, SP1 3AA

Guide Price £550,000 Freehold

## A substantial period family home in a prime residential location within the city centre.

### Directions

From our office in Castle Street proceed north, taking the first turning on the right hand side into Wyndham Road, where No. 19 will be seen on the left hand side.

### Description

A classic period townhouse set over three floors with period features throughout including sash windows, stripped floorboards, fireplaces, doors and picture rails. It is offered in excellent condition throughout and also benefits from an enclosed rear garden with a parking space at the end.

### Location

The property is located in a prime residential position on the northern side of the city, within easy reach of the centre and market square, Waitrose and Tesco supermarkets, excellent local schools and mainline railway station to London Waterloo.

### Property Specifics

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

#### Entrance Hall

Wooden front door with glazed panel above, exposed floorboards, picture rails, stairs to first floor.

#### Sitting Room

Bay window to front elevation, marble fireplace surround with inset cast iron fire, picture rail, ceiling cornice.

#### Dining Room

Exposed floorboards, deep understairs cupboard, fireplace opening with slate and wooden hearth. Double cupboards to side of chimney breast, dado rail, picture rail and ceiling cornice

#### Kitchen

Range of wood-edged work surfaces with cupboards beneath, wall mounted display cupboards, inset one-and-a-half bowl stainless steel sink unit with mixer tap over, space for cooker, space and plumbing for dishwasher, space and plumbing for washing machine, tiled floor, space for fridge-freezer, cooker hood, deep larder. Part-glazed door to:

#### Study/Breakfast Room

Built-in desk unit with cupboards and shelves. Double doors to garden, door to:

#### Utility Room

Fitted shelving, door to courtyard.

#### First Floor - Landing

Stairs to second floor.

#### Cloakroom

WC and wash hand basin.

#### Bedroom One

Bay window to front elevation, picture rail.

#### Bedroom Two

#### Bathroom

P-shaped bath with mixer tap, thermostatic mixer shower and glass screen over, heated towel rail, WC, wash hand basin, part-tiled walls, extractor fan and ceiling downlighters.

#### Second Floor - Landing

Hatch to loft space with Worcester gas fired boiler (installed december 2018) for central heating and hot water.

#### Bedroom Three

Two windows to front elevation, range of built-in wardrobes and cupboards.

#### Bedroom Four

#### Bathroom

P-shaped bath with mixer tap, thermostatic mixer shower and glass screen over, heated towel rail, WC, wash hand basin, part-tiled walls, extractor fan and ceiling downlighters.

#### Outside

The garden is enclosed by walls and timber fencing with paved sitting areas, flowerbeds, mature shrubs and pathway to rear where there is a single parking space behind an electric up-and-over door. Outside light, water tap.

#### Services

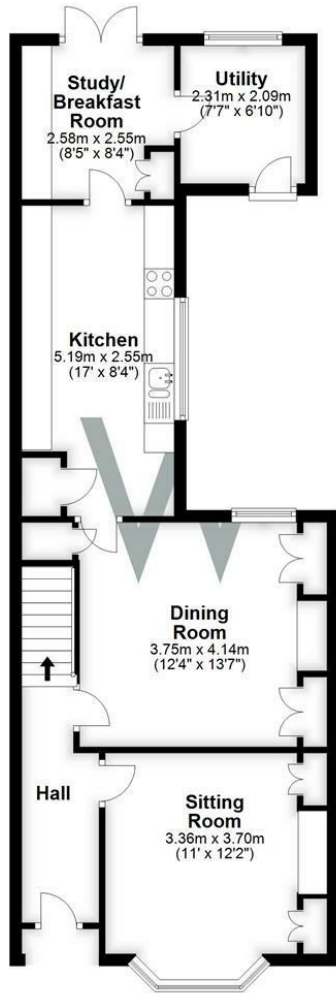
Mains gas, water, electricity and drainage are connected to the property.

#### Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2024 payable to Wiltshire Council is £2525.94

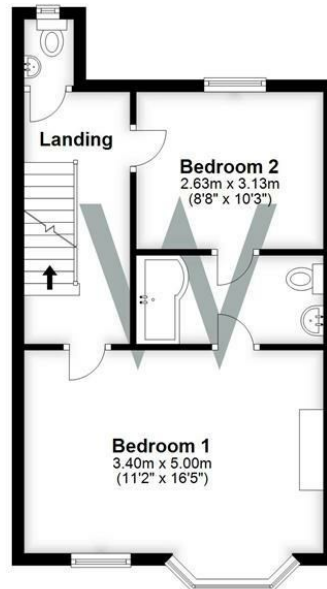
### Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



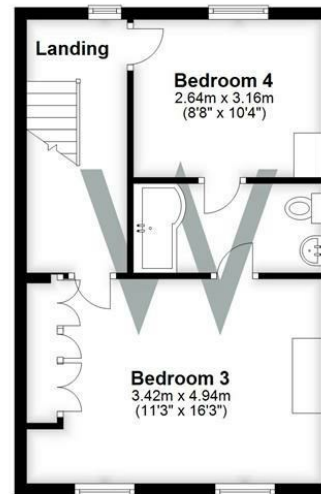
### First Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



### Second Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



Total area: approx. 136.9 sq. metres (1473.3 sq. feet)



**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
 www.hwwhite.co.uk  
 residential-sales@hwwhite.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>65</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

