



74 Endless Street, Salisbury, Wiltshire, SP1 3UH

Guide Price £700,000 Freehold

A delightful period townhouse of considerable character together with well stocked walled garden, parking and garage in the heart of the city.

Description

A delightful period townhouse of considerable character, listed Grade 2, over three floors with painted and brick elevations under a tiled roof. Features include exposed beams and floorboards, doors, picture rails and fireplaces, together with a lovely, well stocked garden full of specimen plants, garage and parking. The property is well situated in the city centre within easy walking distance of all the facilities including mainline station, theatre, cinemas and shops. An early viewing is highly recommended to see the full character of this wonderful house.

Property Specifics

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

Entrance Hall

Door to garden, understairs storage cupboard.

Shower Room

Tiled cubicle with thermostatic mixer shower, wc and hand basin, tiled floor.

Kitchen

Double aspect room with work surfaces, base and wall mounted cupboards, wine rack, double oven, 4 ring gas hob with extractor hood over, space for further appliance, one and a half bowl sink unit with mixer tap, tiled floor, dresser cupboard, picture rail, cast iron fireplace with wooden surround.

Utility

Tiled floor, wall cupboards, work surface with inset sink unit, plumbing for washing machine below, further appliance space.

Dining Room

Ceiling beam, window seat, ornamental fireplace with tiled inset and wooden surround.

Sitting Room

Full width windows to rear with double doors to garden, exposed ceiling timbers, fireplace (currently capped) and further chimney breast.

Stairs to first floor - landing

Bedroom One

Excellent range of built in wardrobes, wash basin, cast iron fireplace with wooden surround. Door to bathroom.

Bedroom Two

Exposed floorboards, picture rail, cast iron fireplace with wooden surround.

Bedroom Three

Double aspect room, wash basin, picture rail, cast iron fireplace with wooden surround.

Bathroom

Panel bath with electric shower over, wc and hand basin. Part tiled walls, cupboard housing gas fired boiler for heating and hot water.

Stairs to second floor - landing

Exposed timbers.

Bedroom Four

Exposed timbers and floorboards, built in wardrobe.

Bedroom Five

Double aspect room with exposed timbers and floorboards, ceramic sink.

Cloakroom

Wc and hand basin.

Outside

The garden is delightful, enclosed by brick walls for privacy and full of climbing plants and roses, herbaceous borders, mature shrubs, ornamental pond, terrace and lawn. There are two pedestrian gates to access the garden and a small parking space to the front of the garage. Water tap. Storage shed.

Garage 16'0" x 13'1" (4.9 x 4)

Electric up and over door, power, light, window overlooking garden and pedestrian access door.

Services

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

Outgoings

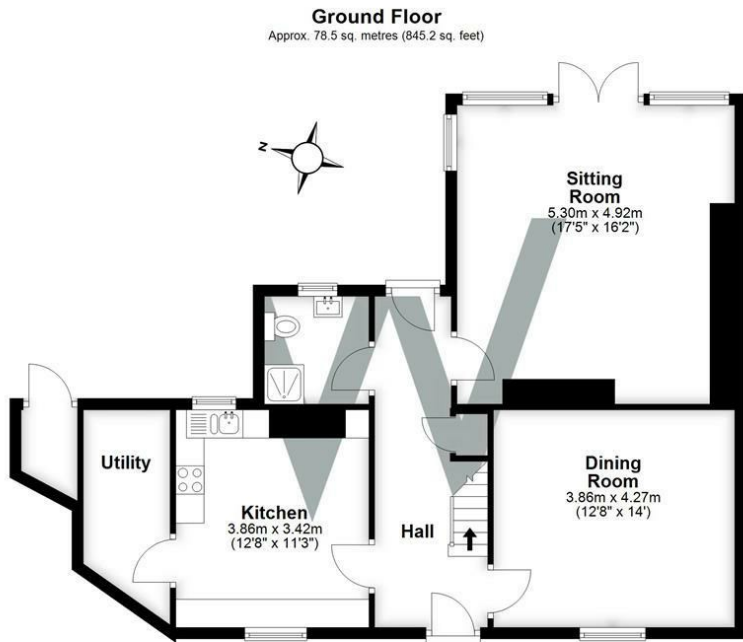
The Council Tax Band is F and the payment for the year 2024/2025 payable to Wiltshire Council is £3648.58

Directions

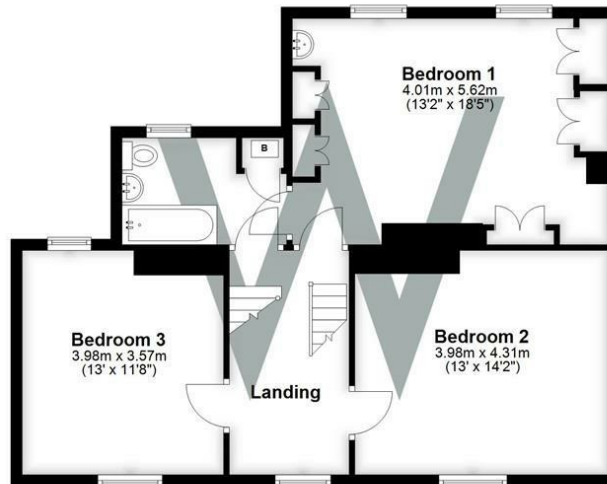
From our office proceed along Scots lane. Turn left at the T-junction where the property will be seen on the right hand side.

WHAT3WORDS

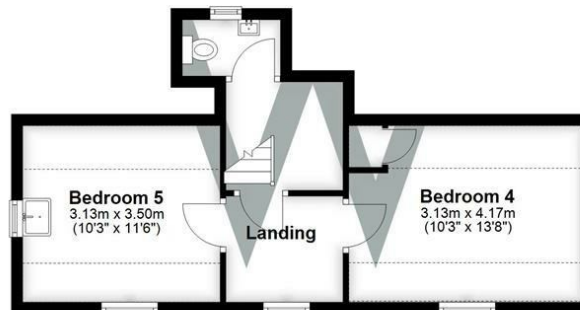
What3Words reference is: [///lines.rotate.stones](https://www.what3words.com/lines.rotate.stones)



First Floor
Approx. 70.4 sq. metres (758.2 sq. feet)



Second Floor
Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 183.5 sq. metres (1975.6 sq. feet)



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