



7 Hamilton Road, Salisbury, Wiltshire, SP1 3TF

£260,000 Freehold

A character two bedroom terraced house in a city centre location and in good order throughout with PVCu double glazing and gas central heating. No chain.

Description

The property is a character two bedroom terrace house which is offered to the market with no onward chain. The accommodation comprises an entrance lobby which leads to a sitting room which has a feature cast iron fireplace. There is a dining area and a kitchen which has a good range of units and an integrated electric oven and hob. There is a rear lobby area with a door leading in to the rear garden. On the first floor are two bedrooms with fitted wardrobes and a family bathroom with a white suite. The house has PVCu double glazing, gas fired central heating and a paved rear garden. Hamilton Road lies close to the city centre within the ring road. It is extremely convenient for all the city amenities and the Waitrose superstore and leisure centre lie nearby. NO CHAIN.

Property Specifics

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

Sitting room 12'7" x 10'8" (3.86m x 3.27m)

Window to front, radiator, TV and telephone points, feature cast iron fireplace with gas point, arch to;

Dining room 12'0" x 9'10" (3.67m x 3.02m)

Window to rear, stairs with cupboard under, wall mounted digital thermostat, glazed door to;

Kitchen 8'7" x 7'10" (2.63m x 2.39m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated electric oven, hob and extractor, space/plumbing for washing machine, stainless steel sink and drainer with mixer tap under window to side, through to;

Rear lobby

Space for fridge/freezer, wall mounted gas boiler, work surface, part glazed door to garden.

Stairs to first floor - landing

Radiator, linen cupboard.

Bedroom one 12'8" x 10'11" (3.88m x 3.34m)

Window to front, radiator, built in wardrobes.

Bedroom two 11'10" x 7'6" (3.63m x 2.30m)

Window to rear, radiator, built in wardrobes.

Bathroom

Fitted with a white suite comprising timber panelled bath with hand held shower and shower screen, low level WC, wash hand basin with cupboard under, part tiled walls, radiator, obscure glazed window to rear.

Outside

To the rear is a paved rear garden enclosed by timber fencing. There is a right of way across the end of the garden.

Services

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

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

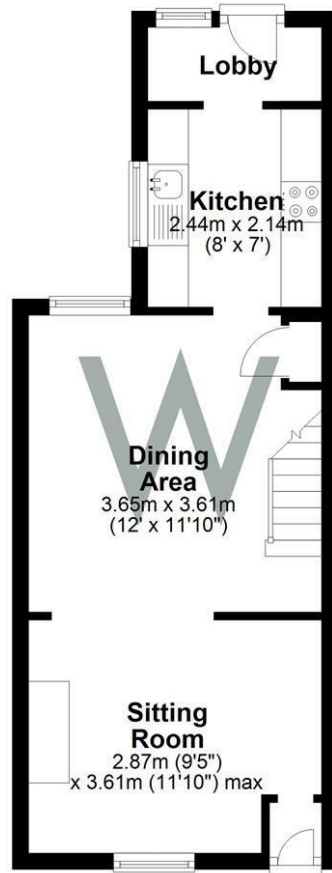
Directions

From our office in Castle Street proceed away from the city centre and after passing across the mini roundabout take the second turn on the right into Hamilton Road. The property can be found after a short distance on the left hand side.

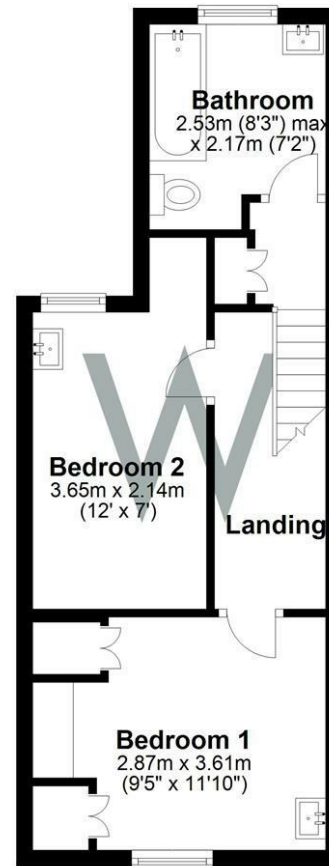
WHAT3WORDS

What3Words reference is: [///giving.stage.feels](#)

Ground Floor
Approx. 31.5 sq. metres (339.0 sq. feet)



First Floor
Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

