



10 Highbury Close, Salisbury, Wiltshire, SP2 7HA

£275,000 Freehold

**A three storey town house with well proportioned accommodation, situated in a small close on the western side of the city and offered to the market with no onward chain.**

### **Description**

10 Highbury Close is a mid terraced town house with well proportioned accommodation arranged over three floors and offered to the market in good order and with no onward chain. The accommodation comprises on the ground floor, an entrance hallway which leads through to a kitchen/dining room with a good range of units, space for table and chairs and has a door leading to the garden to the rear. There is also a door to the integral garage which could be converted to provide additional accommodation. On the first floor there is a sitting room from which stairs lead to the second floor and there is a bedroom and a cloakroom. On the second floor are two further good sized bedrooms and a bathroom. The property has double glazing throughout, the sanitary ware has been replaced and there is gas central heating by radiators. To the front of the property is off-road parking leading to the garage and to the rear is an enclosed, easy maintenance garden. Highbury Close lies on the western outskirts of the city with a regular bus service from the nearby Wilton and Devizes Roads leading to the city centre. The property is conveniently located for the railway station and Highbury Close itself is a small cul-de-sac of similar properties and therefore is a relatively quiet location.

### **Entrance Hall**

Stairs to first floor with understairs storage units.

### **Kitchen**

Door to garden, door to garage, range of work surfaces with base and wall mounted cupboards and drawers, inset one and a half bowl sink unit, electric hob, double oven, space and plumbing for washing machine, further appliance space.

### **Integral Garage**

Up and over door, light and power, door to kitchen. Viessman wall mounted gas boiler for heating and hot water.

### **First Floor Landing**

### **Sitting Room**

Wood panelled chimney breast with fireplace opening, door to stairs to second floor.

### **Bedroom Three**

### **Cloakroom**

Low level WC and wash basin with cupboard below and tiled splashback, wood effect floor.

### **Landing**

Linen cupboard.

### **Bedroom One**

Built in double wardrobe.

### **Bedroom Two**

### **Bathroom**

White suite of WC, basin and panel bath with electric shower over.

### **Outside**

To the front of the garage is a parking area whilst the rear garden is laid to bricks and paving and enclosed by timber fencing.

### **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 £2,245.28.

### **Directions**

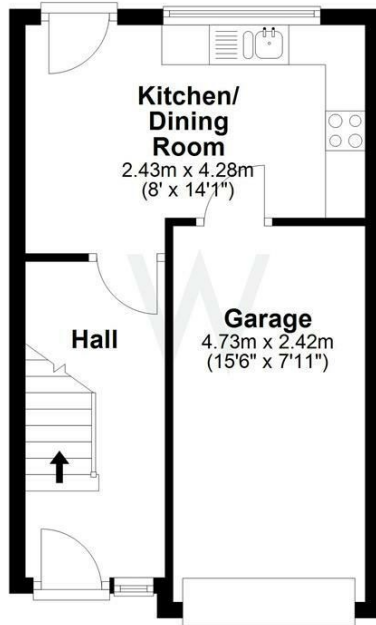
From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout turn right on to the A360 Devizes road and at the first mini roundabout turn left into Highbury Avenue. Highbury Close can be found at the third turning on the right.

### **WHAT3WORDS**

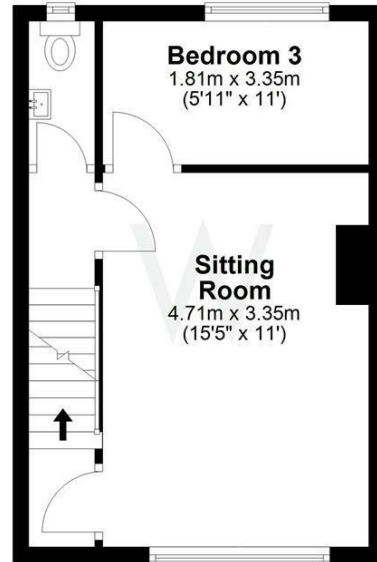
What3Words reference is: [///safe.yards.nurse](https://www.what3words.com/safe.yards.nurse)



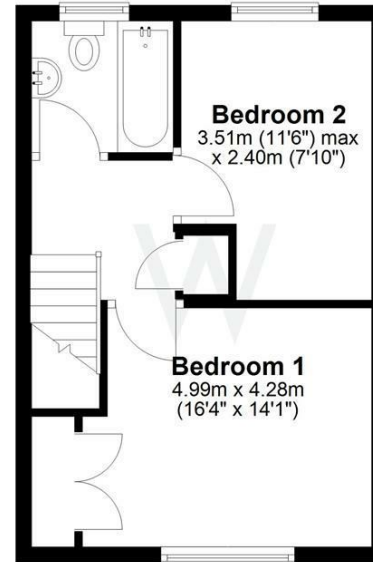
**Ground Floor**



**First Floor**



**Second Floor**



Total area: approx. 93.6 sq. metres (1007.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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