



1 Salt Lane, Salisbury, Wiltshire, SP1 1DT

£265,000 Freehold

A terraced house within close proximity to the market square and offered to the market with no onward chain.

Description

The property is a two bedroom terrace house that has undergone a programme of cosmetic updating and now offers light and airy accommodation arranged over three floors. Currently a two bedroom house, the layout includes a large landing/study area on the first floor which could easily provide a third bedroom if required. On The ground floor is an entrance lobby, a sitting room and a kitchen/dining room with integrated appliances and French doors leading to a pleasant courtyard garden. On the first floor is a double bedroom with fitted wardrobes, the landing/study area with a door leading on to a balcony, which provides views over neighbouring gardens. On the second floor is a further double bedroom. Benefits include PVCu double glazing (some windows are also secondary glazed) and gas central heating. Salt lane is a short, level and convenient distance from the market square and city centre. NO CHAIN.

Property Specifics

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

Entrance Lobby

Timber front door, glazed door to;

Sitting Room 14'6" x 11'1" both max (4.44m x 3.39m both max)

Window to front, radiator, TV and internet point, cupboard housing gas meter, wall mounted thermostat, through to;

Kitchen/Dining Room 14'6" x 11'3" (4.44m x 3.44m)

Fitted with base and wall units with work surfaces over, integrated electric oven, two ring hob and dishwasher, fridge, sink and drainer, space for fridge/freezer and table and chairs, inset spotlights, glazed double doors to courtyard garden, stairs with cupboard, arch to;

Utility Area

Space/plumbing for washing machine and space for tumble dryer, door to;

Shower Room

Fitted with a white suite comprising shower cubicle, sink and drainer with cupboard under, low level WC, tiled walls and floor, shaver point, extractor, heated towel rail, cupboard housing gas boiler, inset spotlights, obscure glazed window to side.

First Floor

Landing/Study 11'11" x 8'2" (3.64m x 2.51m)

Window to rear, radiator, cupboard housing hot water tank and immersion, door to stairs and second floor, glazed door to;

Balcony

New timber flooring, wrought iron railings, outside tap.

Bedroom Two 14'6" x 11'1" (4.44m x 3.40m)

Window to front, radiator, fitted wardrobes.

Second Floor

Stairs up to;

Bedroom One 17'1" x 14'6" (5.22m x 4.42m)

Window to front and velux window to rear, two radiators, under eaves storage cupboards, telephone and TV point.

Outside

Paves with raised flower border, enclosed by walling. Outside light.

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 in to Scots Lane and at the junction turn right in to Endless Street. At the next junction turn left and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///gained.voted.crop



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

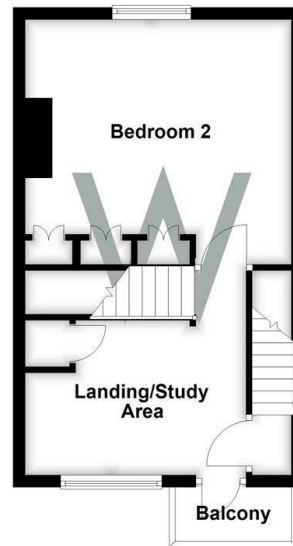
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.0 sq. feet)

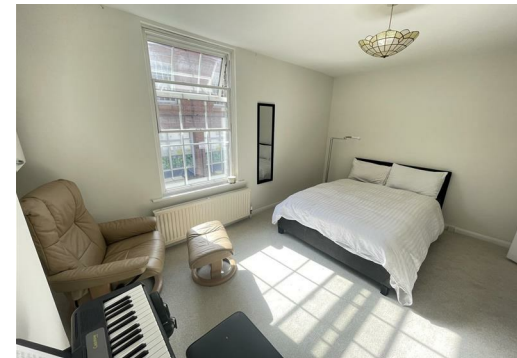
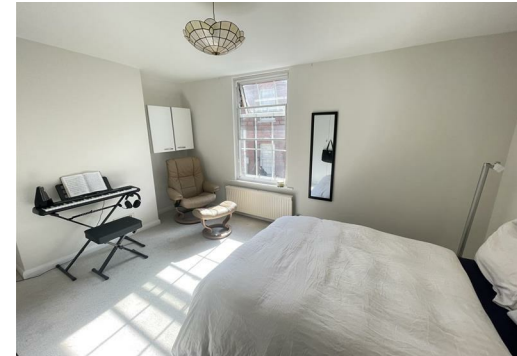


Second Floor

Approx. 26.7 sq. metres (286.9 sq. feet)



Total area: approx. 99.2 sq. metres (1067.9 sq. feet)



WHITES

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