



102 Love Lane, Salisbury, Wiltshire, SP1 2BG

Guide Price £325,000 Freehold

A character terraced house, arranged over three floors and situated in the popular Chequers area of the city centre within a conservation zone.

Description

A character terraced house, arranged over three floors and situated in the popular Chequers area of the city centre within a conservation zone. Offered with vacant possession, the accommodation comprises a sitting room, a kitchen/dining room, utility room and cloakroom on the ground floor. On the first floor are two bedrooms and a bathroom together with a further two bedrooms on the top floor. Character features include high ceilings and cast iron fireplaces. Benefits include gas central heating and double glazing. To the rear of the property is a communal pathway leading towards the private cottage garden which has sitting area and lawn together with shrubs and flower beds. The property is within an easy walk of the city centre, Cathedral and main line station.

Sitting Room

Wooden front door with glazed panel above, cast iron fireplace with ornamental surround, built in cupboard housing consumer unit.

Inner lobby

Stairs to first floor.

Kitchen/Breakfast Room

Fitted with base and wall units with wood effect worktops, stainless steel sink with mixer tap over, four ring electric hob and electric oven below, space for table and chairs, understairs cupboard, door to:

Utility Room

Work surface with appliance space below, space and plumbing for washing machine, base and wall mounted cupboards and drawers, door to outside.

Cloakroom

Wc and hand basin, wall mounted Worcester combination gas boiler for heating and hot water.

First floor Landing

Stairs to second floor.

Bedroom 1

Bedroom 4

Cast iron fireplace with wooden surround.

Bathroom

Panel bath with shower over and glass screen, hand basin, wc, heated towel rail.

Second floor

Bedroom 3

Bedroom 4

Outside

Courtyard area leads to a communal pathway to the rear garden which has a seating area, flower beds and shrubs. hedging and timber fencing.

Services

All mains services are connected.

Outgoings

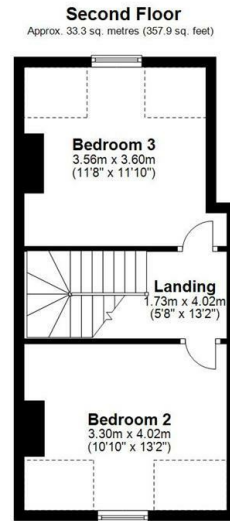
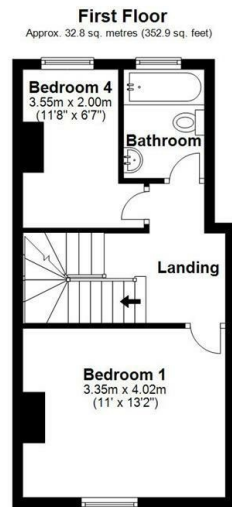
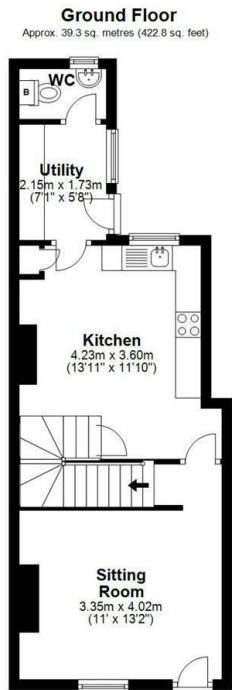
The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28

Directions

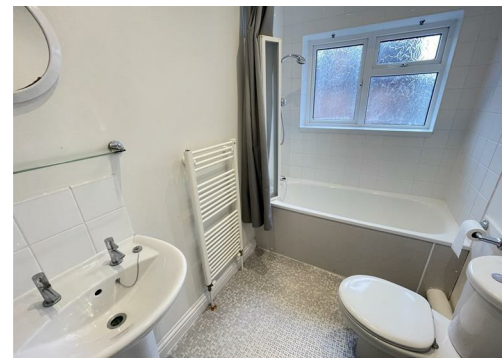
Leave Salisbury via Brown Street and as the road bears to the right, turn left into St Ann Street. Take the next left turn into Love Lane and the property can be found after a short distance on the left hand side.

WHAT3WORDS

What3Words reference is: [///swim.watch.healthier](https://www.what3words.com/#!/swim.watch.healthier)



Total area: approx. 105.3 sq. metres (1133.6 sq. feet)



WHITES
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F		69	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

