



9 College Street, Salisbury, SP1 3AL

Myddelton&Major



9 College Street, Salisbury, Wiltshire, SP1 3AL

- Popular City Location
- Close to Parks
- 4 Double Bedrooms
- Permit Parking
- Bathroom and Shower Room
- Recently Redecorated
- South-West Facing Courtyard
- Sun Room

The Property

The front door is accessed via the door from the street, which keeps the passage way to the rear garden secure. On entry, the hall is welcoming and spacious with stairs up to the first floor and door to the main reception room. This L-shaped room naturally divides the two functions of the room—sitting and dining with windows to the front and double doors to the garden at the rear. Also at the rear, is the kitchen/breakfast room, laundry and shower room.

Upstairs, there are four double bedrooms and a bathroom with a bath and shower cubicle. A further staircase leads to an attic room, a useful space full of natural light from the windows to the rear.

Outside

The private, south west facing rear garden has been hard landscaped for ease of maintenance and is enclosed with a brick wall at the rear. There is plenty of space for a table and chairs along with pots etc, as well as a deep raised bed that has been well planted with shrubs and flowering plants. Large sun room (measuring 12'8" x 7'6" and with electric power), garden store and access to College Street via side passage (secured with two gates and with space for bins etc), outside tap, outside power point and lighting. We believe that the residents of the property would be eligible for the residents permit parking scheme, which entitles two residents parking permits plus visitors permits (for a small annual cost).

Location

College Street is situated in a quiet and popular location on the northern side of the city yet with two parks nearby. It is convenient for both the shops on Estcourt Road as well as the centre of Salisbury (via a pleasant walk through The Arts Centre grounds) with its excellent range of facilities – shopping, educational, leisure, cultural as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes).

A deceptively spacious, well presented four double bedroom townhouse, in a popular residential location with a private, south west facing garden.

Tenure: Freehold

Size: 1,720 ft²

EPC Rating: D (64)

Council Tax Band: C



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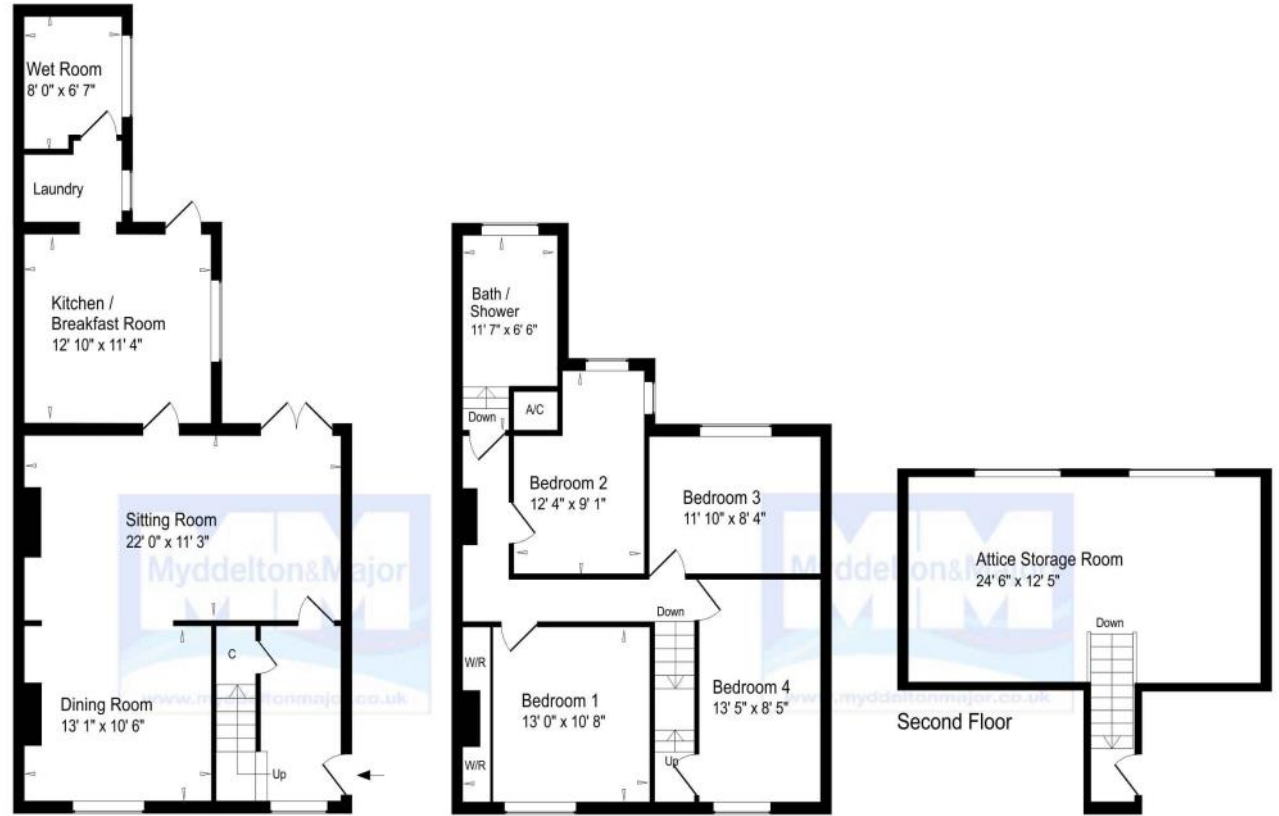


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Services - Mains electricity, water, gas and drainage are available. OFCOM suggests broadband speeds of up to 100bbps are available

Market Place 0.5 Miles • Wilton 3.5 Miles • Station 1 Miles • District Hospital 2 Miles





Ground Floor
 Approximate Gross Internal Floor Area 1,720 Sq. Ft./ 160 Sq. M
 Includes Attic Storage measured at floor level
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 Drawing Number : 164-0013

First Floor

Second Floor

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