

Myddelton&Major

9 Cambridge Road

SALISBURY





9 Cambridge Road, Salisbury, Wiltshire, SP1 3BW

- Detached Family Home
- Four Bedrooms
- Off-Road Parking
- Popular Location
- Good Local Schools
- Light and Airy Accommodation
- Easy Walk into the City
- Large Garden and Out Buildings
- Potential to Improve and Extend
- City, Cathedral & Countryside Views

The Property

Constructed from brick with a tiled roof and set close to the top of Cambridge Road in an elevated position revealing far reaching views from the first floor, is this wonderful four bedroom family home.

The accommodation is spacious, light and airy and well laid out.

Located in a popular part of Salisbury the property is within easy reach of all that the city has to offer as well as a quick access out of the north of the city.

On the ground floor a large entrance hall opens to a formal dual aspect sitting room with timber floor and open fire (untested) which has views out over the front garden and beyond. Through to a large dining room again with a dual aspect and sliding glass doors leading out to the garden. Next door is the kitchen with a double ceramic sink and enough space for a kitchen table, double doors lead out to the lovely gardens.

Upstairs there are three bedrooms, two are large doubles, the principal of which has long views to the south to the Cathedral. The family bathroom has been recently refitted and features a well appointed suite with shower and a gorgeous stand alone bath. Up to the top floor and there is a fantastic attic room with Velux windows opening to stunning far reaching views.

Many of the other houses on the road have been extended and in our opinion there is good potential to extend into the garden without compromising the balance of house and garden (subject to the usual consents).

A fantastic, well presented and spacious four bedroom family home with outbuildings, a large garden and off-road parking.

Tenure: Freehold

Size: 1,714 ft²

EPC Rating: D (67)

Council Tax Band: E



4



2



1



2

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1000 Mbps and good mobile signal.

Train Station 1.3 Miles • Old Sarum 1.3 Miles • Market Square 1.1 Miles • A303 Access 8 Miles





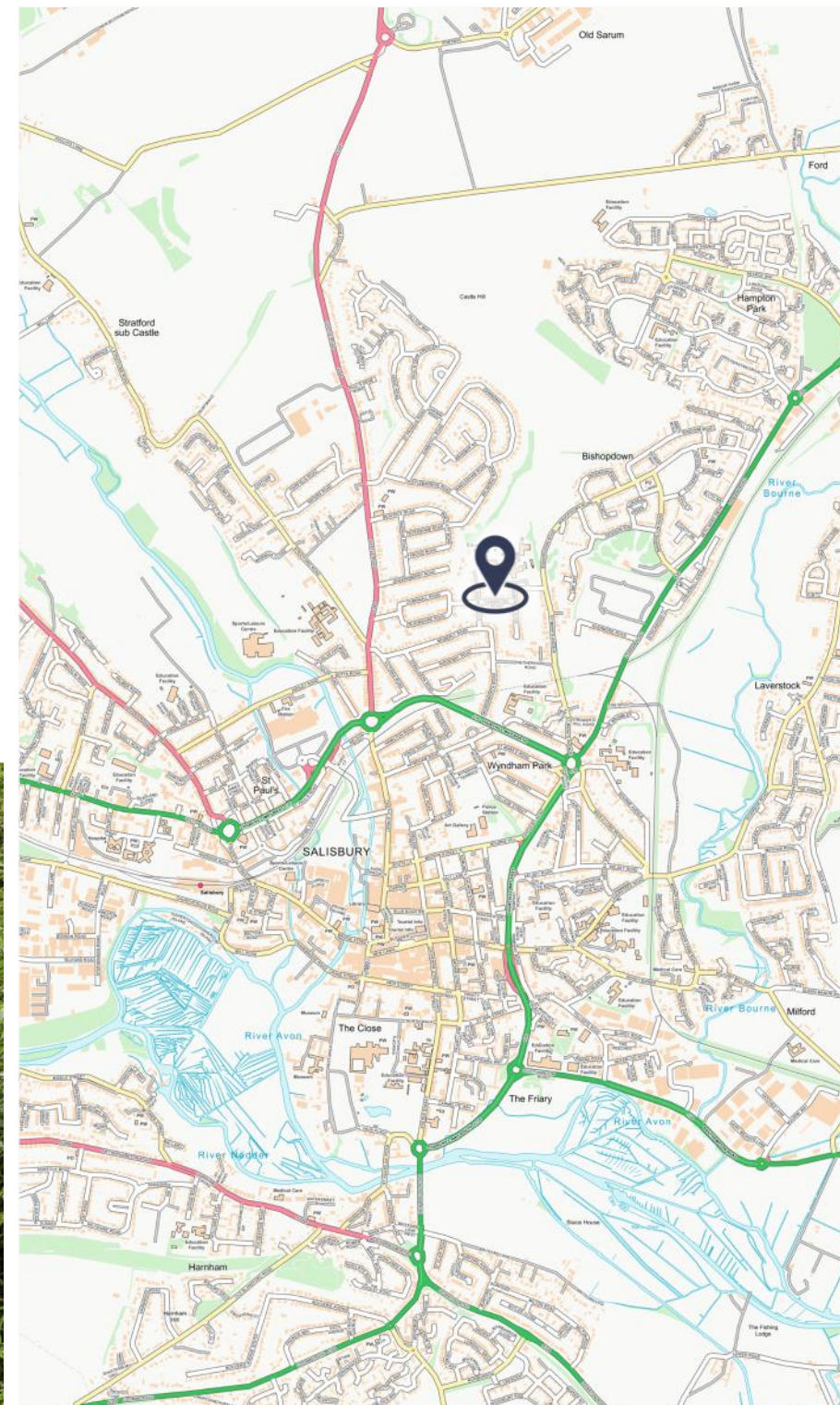
Outside

9 Cambridge Road has a low maintenance garden to the front with offroad parking for a couple of cars, a removable timber fence opens to further possible parking and through to the outbuildings and garden to the rear. The gardens are large for a being in a city and have a lovely balance of attractive plants, mature hedges and trees.

Location

Cambridge Road is a highly sought-after and peaceful residential road located just outside the ring road, yet still within very easy reach of the centre of the Cathedral City of Salisbury. From the elevated position of number 9 are attractive views across the city and cathedral and of the nearby rolling countryside, with the home being only a short walk to nearby Victoria park and up to the Salisbury downs.

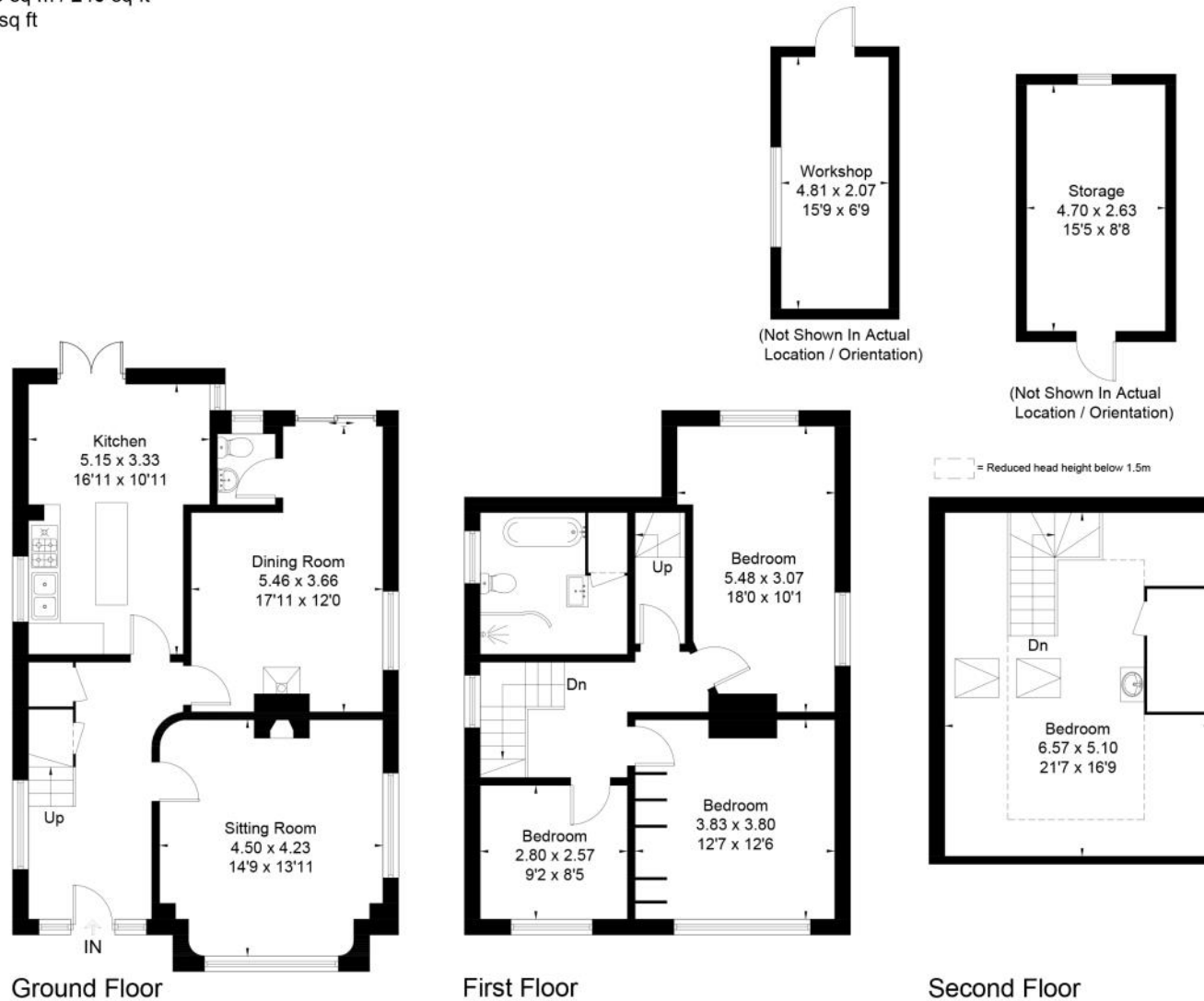
Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with a plethora of restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.







Approximate Floor Area = 159.2 sq m / 1714 sq ft
 Storage / Workshop = 22.3 sq m / 240 sq ft
 Total = 181.5 sq m / 1954 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73150

Disclaimer Notice

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