

Myddelton&Major

108 Love Lane

SALISBURY





108 Love Lane, Salisbury, Wiltshire, SP1 2BG

- Period Townhouse
- Two Double Bedrooms
- Attractive Garden
- City Centre Location
- Dining/Living Room
- Well Presented
- Two Bathrooms
- Close to Amenities
- Cathedral Views
- Level Walk to City Centre

The Property

108 Love Lane is a charming Victorian home with a very stylish interior, built of painted render and brick elevations beneath a tiled roof over. Internally the rooms are very light and airy with high specification fittings and stripped pine doors.

The property enters into a lovely open plan living/dining room with a staircase naturally dividing the room into two areas. The dining area is at the front of the house and has ample space for a dining table and chairs. The living area has a feature fire place with electric fire and a painted wooden surround with marble heath. The living area leads on to the downstairs well appointed shower room and kitchen with access to the garden. The kitchen has been very well fitted with a range of high and low level units, with a built in electric oven, four ring gas Smeg hob and extractor hood. There is space and plumbing for a washing machine and a tall fridge freezer, and views out across the garden and on to the Cathedral spire.

The first floor landing has access to the loft space and doors to both of the double bedrooms. The main bedroom has built in wardrobes, an ensuite bathroom and has brilliant views overlooking the garden, roof tops and the Cathedral spire itself. The ensuite bathroom has been very well appointed with a free standing roll top bath with shower attachment, ceiling spotlights, exposed beam and overlooks the garden. A second good sized double bedroom that overlooks Love Lane with an attractive period fire place with wooden surround and a useful storage cupboard, completes the property.

A very well presented, two bedroom period townhouse with attractive garden, brilliant cathedral views and located right in the city centre.

Tenure: Freehold

Size: 751 ft²

EPC Rating: D (67)

Council Tax Band: C



2



1



2



Permit

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1000Mbps and that all major mobile networks are available.

Market Square 0.4 Miles • Hospital 1.6 Miles • Train Station 0.8 Miles • Cathedral 0.3 Miles

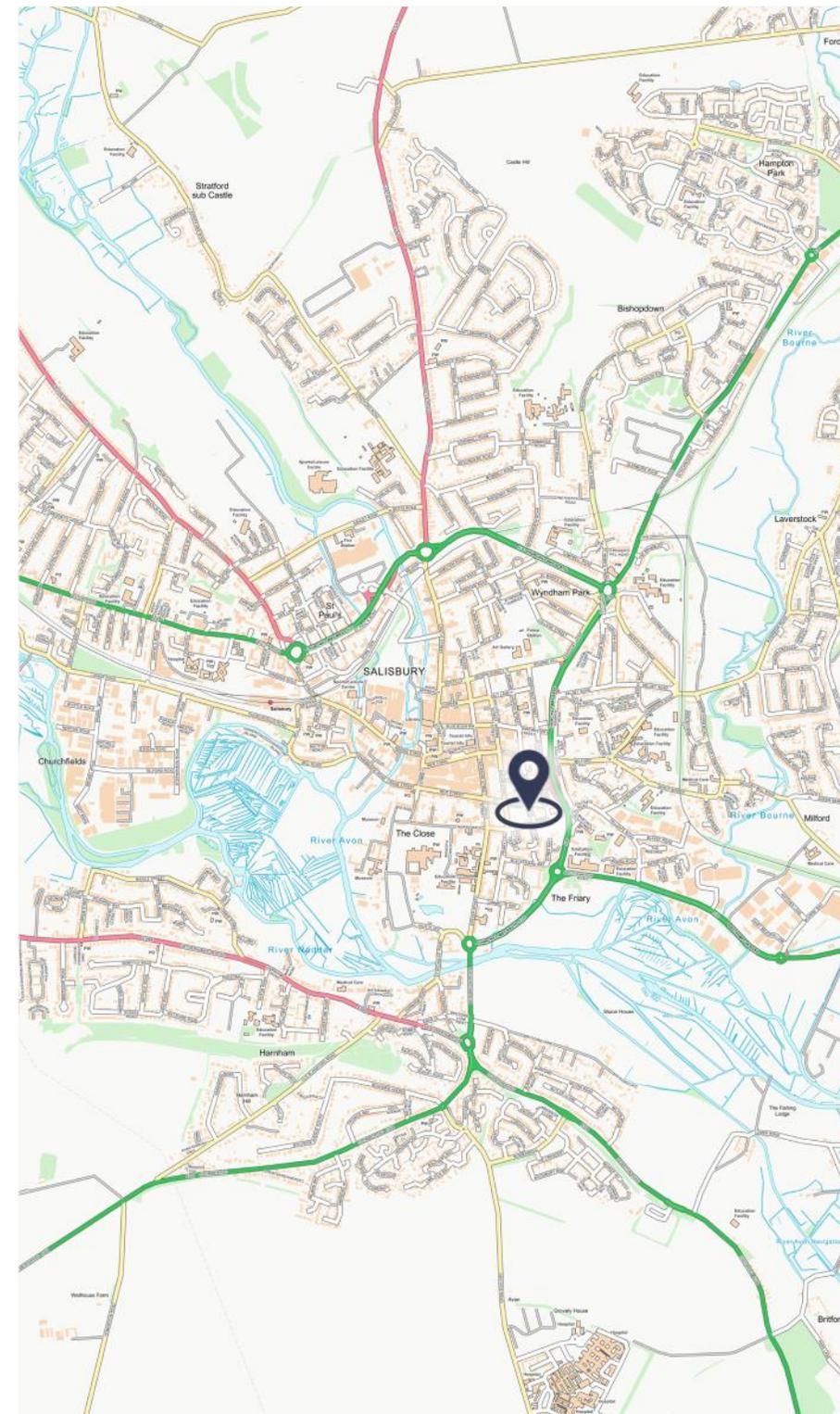


Outside

To the rear of the property is a surprisingly large level rear garden for its city centre location. The garden is mostly laid to lawn with a patio area closest to the house, faces southwest with excellent views of the cathedral. The garden is approximately 50 foot long excluding a further long side return laid with attractive Cotswold stone gravel. The garden is fully enclosed, with attractive flower beds running along both sides and a storage shed at the end of the garden.

Location

Love Lane is situated in a popular residential area of the city centre just within Salisbury's ring road and only a short, level walk to the Cathedral Close, which is easily accessible through St. Ann's Gate. Salisbury's excellent range of facilities are all within walking distance - shopping, leisure and cultural as well as a well-thought of Playhouse and Market Square, which hosts a twice weekly charter market. There are a number of primary and secondary schools, both private and state, including boys and girls grammar schools within easy access. Salisbury has excellent road links to London, Southampton and Bournemouth, and has a mainline station with trains to London Waterloo (journey time approximately 90 minutes), Bristol and the South West.







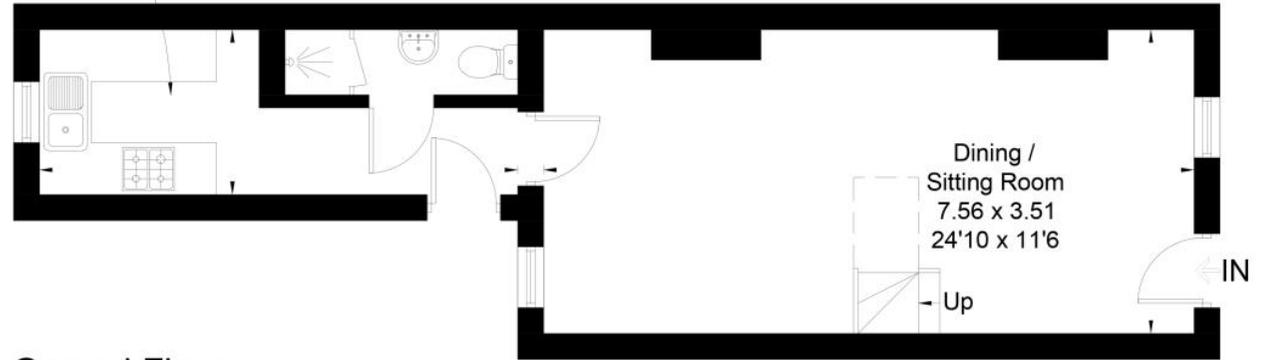
Approximate Floor Area = 69.8 sq m / 751 sq ft



Kitchen
5.56 x 1.89
18'3 x 6'2

First Floor

= Reduced head height below 1.5m



Ground Floor



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 #73179

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49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

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