

Myddelton&Major

9 The Greencroft

SALISBURY





A wonderful very well presented three bedroom period townhouse set on a pretty terrace within the City ring road.

Tenure: Freehold

Size: 1163 ft²

EPC Rating: C (69)

Council Tax Band: C



3



2



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Services - All Mains Services are Connected. According to OFCOM Broadband Coverage is 1800mbps. Good Mobile Phone Signal is Likely For all Providers

Market Square 450 Metres • Cathedral Close 872 Metres • Train Station 1270 Metres • A303 7.6 Miles

9 The Greencroft, Salisbury Wiltshire, SP11JD

- Three Bedroom
- Low Maintenance Garden
- Presented in Good Order
- Walking Distance to all Amenities
- All Mains Services Connected
- Two Bathrooms
- Two Receptions
- Ultrafast Broadband Available
- Lower Ground Floor
- EPC Rating 'C'

The Property

Set on a pretty period terrace located within the ring road, 9 The Greencroft is a very well presented three storey townhouse presented in very good order and with a low maintenance West facing garden. The EPC rating is an excellent 'C' which is better than average for a house of this age. Ultrafast broadband is available in the area and a particular feature with speeds of up to 1800mbps.

The property is surprisingly light and it feels much larger than it actually is. The Lower Ground floor houses a comfortable sitting room with its own entrance outside, stairs lead up to the pavement, there is a good sized dining room again with outside door leading to the West facing garden beyond, a long well appointed galley kitchen has plenty of above and below counter storage with an inset sink and gas hob and a chest high oven.

The ground floor has a lovely long hall leading to double bedroom and bathroom with shower and a study which could be used as a single bedroom, stairs lead down to the lower ground floor. Up the stunning stripped pine staircase to the first floor and there is a large double bedroom with good quality fitted wardrobe.

A further large bathroom is well appointed and offers a bath and separate shower.

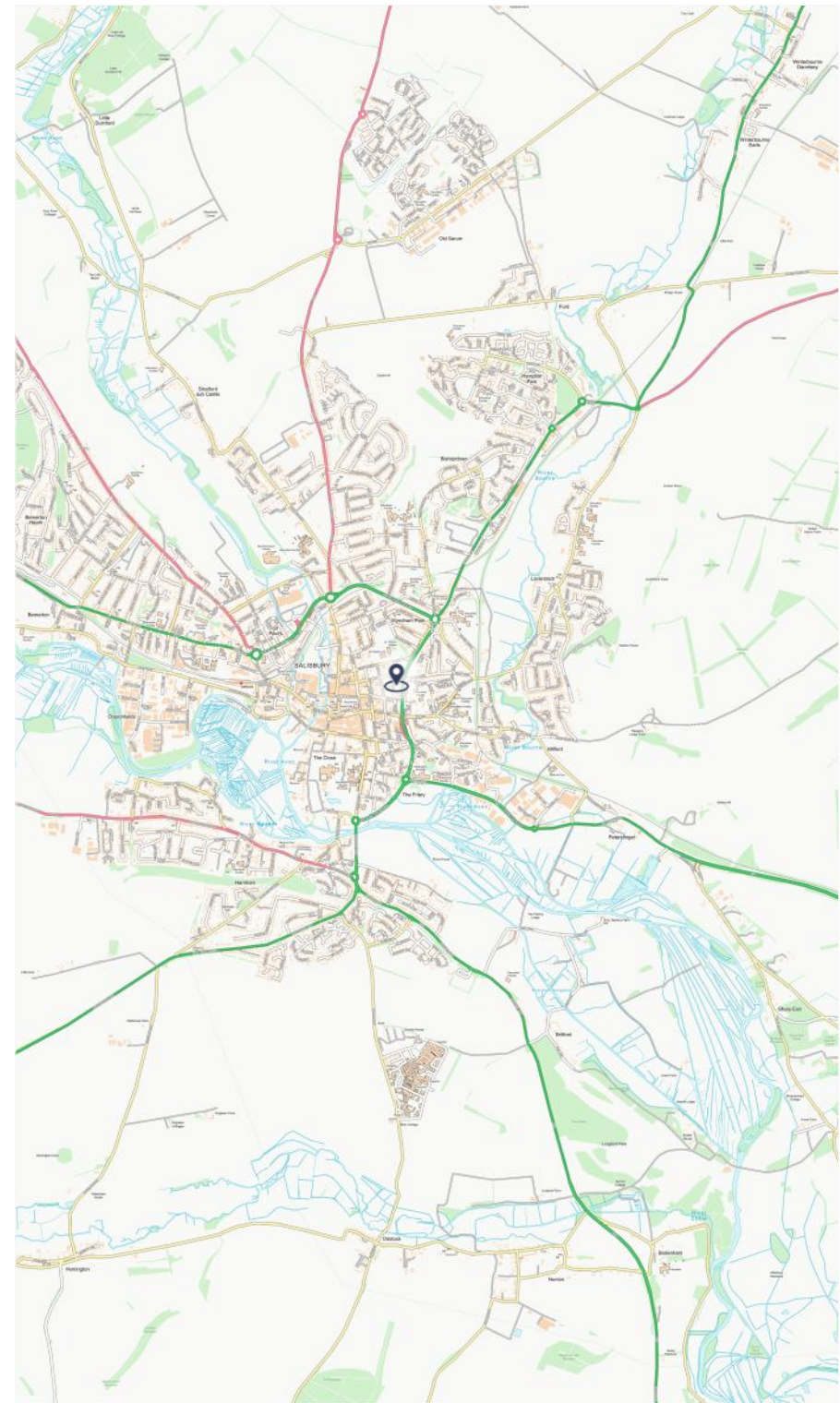


Outside

Accessed from the lower ground floor the wonderful West facing garden offers low maintenance outside space perfect for entertaining or just sitting and reading a book whilst enjoying the afternoon sun. The garden is paved throughout and abounded by brick and stained timber panel fencing at the foot of which are easy accessed hip high flower beds. There is a gated storage area situated behind the kitchen.

Location

The Greencroft is situated within the historical city centre. It sits at the Eastern edge of Salisbury's medieval chequer system and as such is a very short walk from all of the city's excellent range of facilities - shopping, leisure, educational and cultural as well as the well thought of Playhouse theatre and the market square which hosts a twice weekly charter market. Salisbury train station is under 3/4 mile across town with trains direct to London Waterloo. Journey time approximately 90 minutes. The magnificent Cathedral Close is under half a miles walk through the city centre.





Approximate Floor Area = 108.1 sq m / 1163 sq ft
 Storage = 2.1 sq m / 23 sq ft
 Total = 110.2 sq m / 1186 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 #86659

Disclaimer Notice

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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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