

Myddelton&Major

THE OLD FORGE, GUILDER LANE
SALISBURY



13
The Old
Forge



The Old Forge, Guilder Lane, Salisbury, SP1 1HW

- Three Bedroom
- Large Integral Single Garage
- NO ONWARD CHAIN
- Walking Distance to Amenities
- All Mains Services Connected
- Two Bathrooms
- City Centre Location
- Low Maintenance Garden
- Period Property
- EPC Rating 'C'

The Property

This stylish period home located on Guilder Lane on the edge of the original chequer layout of Salisbury. As the name suggests the property was a former Blacksmiths Forge. The property has since been converted into a delightful residential home with well presented accommodation set over three floors.

The property is surprisingly light and it feels much larger than it actually is. The ground floor consist of an entrance hall leading to two bedrooms, both opening up onto the private rear courtyard garden and a shower room. An integral larger than average garage/ utility space with electrically operated roller style door to the front.

On the first floor is a cloakroom. A well presented good size living room with an attractive bay window providing a perfect place to sit and watch the world go by. To the rear you find good sized kitchen/ dining room fitted with a range of quality floor and wall mounted units, granite worksurfaces and fitted appliance including Neff dishwasher, hob, double oven. On the second floor an attractive double bedroom and modern bathroom with roll top bath completes the accommodation.

A very well presented three bedroom period town house with a large integral single garage located within the city centre.

Tenure: Freehold

Size: 1562 ft²

EPC Rating: C (72)

Council Tax Band: D



3



1



2



1

Services - All mains services are available. Ofcom suggests full fibre broadband of up to 1,800Mbps is available.

All main mobile phone providers suggest good service.

Market Square 300 Metres • Cathedral Close 830 Metres • Train Station 1200 Metres • A303 7.6 Miles

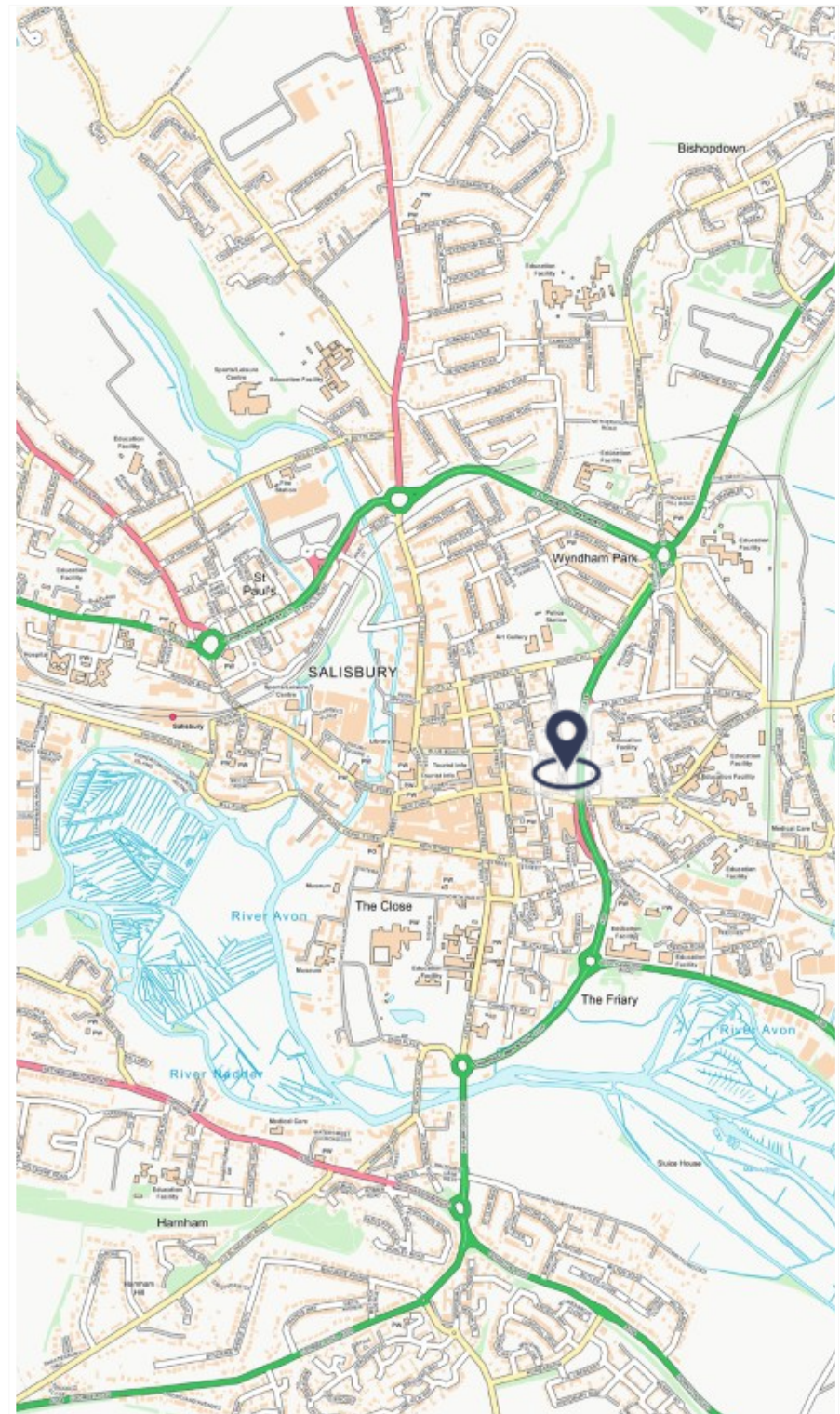


Outside

Accessed from the lower ground floor the wonderful East facing courtyard garden offers low maintenance outside space perfect for entertaining or just sitting and reading a book whilst enjoying the privacy on offer. The garden is laid to artificial grass throughout and abounded by brick and stained timber walls.

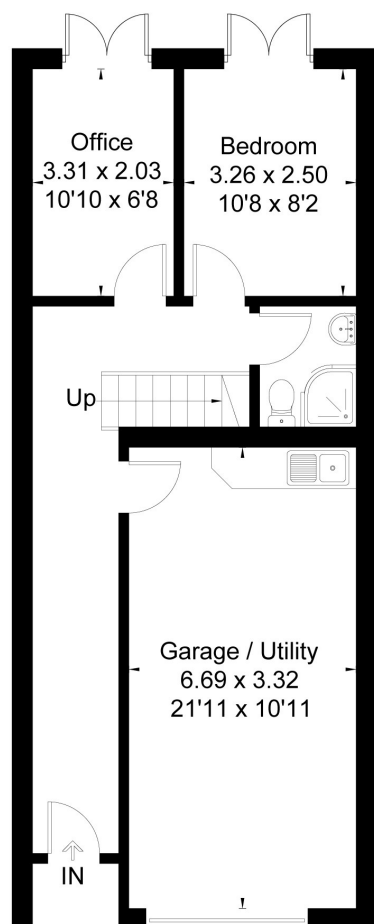
Location

Guider Lane 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.

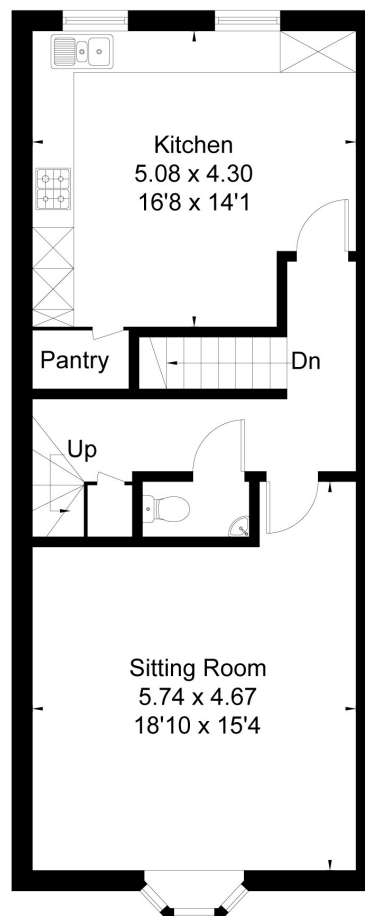




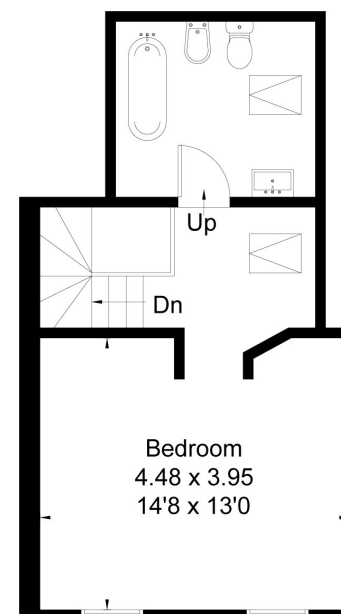
Approximate Floor Area = 123 sq m / 1324 sq ft
 Garage = 22.1 sq m / 238 sq ft
 Total = 145.1 sq m / 1562 sq ft



Ground Floor



First Floor



Second 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 #87744

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