

# Myddelton&Major

12 Victoria Road,  
SALISBURY





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Blue Box  
Permitted Holders  
or  
2 hours  
No return  
without a permit





## 12 Victoria Road, Salisbury, Wiltshire, SP1 3NG

- Sought After Location
- Period Features
- 5 Bedrooms
- Beautifully Presented
- Double Glazed Windows
- Edge of the City Centre
- Driveway and Garage
- 2 Bathrooms (1 Ensuite)
- Well Maintained Garden
- Edwardian Architecture

### The Property

Situated amongst the charming Edwardian architecture of Victoria Road and just outside the city ring road, this delightful five bedroom period townhouse offers a perfect blend of space and comfort, ideal for family living.

Constructed from brick with a tiled roof and spanning an impressive 2,012 square feet, the property boasts two inviting reception rooms with period features, high ceilings, decorative fireplaces and picture rails providing impressive living space. The traditionally styled kitchen is in good order and has comprehensive floor and wall units as well as attractive timber flooring, there is an inset sink and space for a dishwasher fridge and large range cooker, the kitchen leads though into a utility area which has additional units, inset sink and worktop with space for a washing machine other white goods. The utility/boot room leads out to the rear of the garage and the garden beyond. The downstairs WC is located next to the utility room and has the benefit of an additional shower, brilliant for washing dogs or children after outdoor adventures. The dining room is a generous size and leads through French windows to a conservatory which in turn opens out into the garden.

A wide staircase leads up to a spacious and light landing of which most of the upstairs rooms are accessed, a stunning bespoke handcrafted bookcase which leads up a second staircase to the newly created second floor.

There are five bedrooms in total, two of which are part of a fantastic newly converted loft extension which also benefits from a separate WC. A well appointed family bathroom is conveniently located on the first floor. The principal bedroom overlooks the front of the property and has the benefit of its own bathroom with double shower.

A large semi-detached period townhouse, boasting 5 bedrooms and 2 Bathrooms (1 Ensuite) offering excellent eco credentials and set in the highly sought after Edwardian terrace of Victoria Road

Tenure: Freehold

Size: 2012 ft<sup>2</sup>

EPC Rating: C(76)

Council Tax Band: F



5



2



2



2

**Services-** All mains services are available. A contribution to electricity is provided by Solar PV panels. Ofcom details broadband speeds of up to 1000mbps and all major mobile phone operators suggest good coverage

Train Station 1 Miles • Old Sarum 1.2 Miles • Market Square 0.7 Miles • A303 20 Miles















## Outside

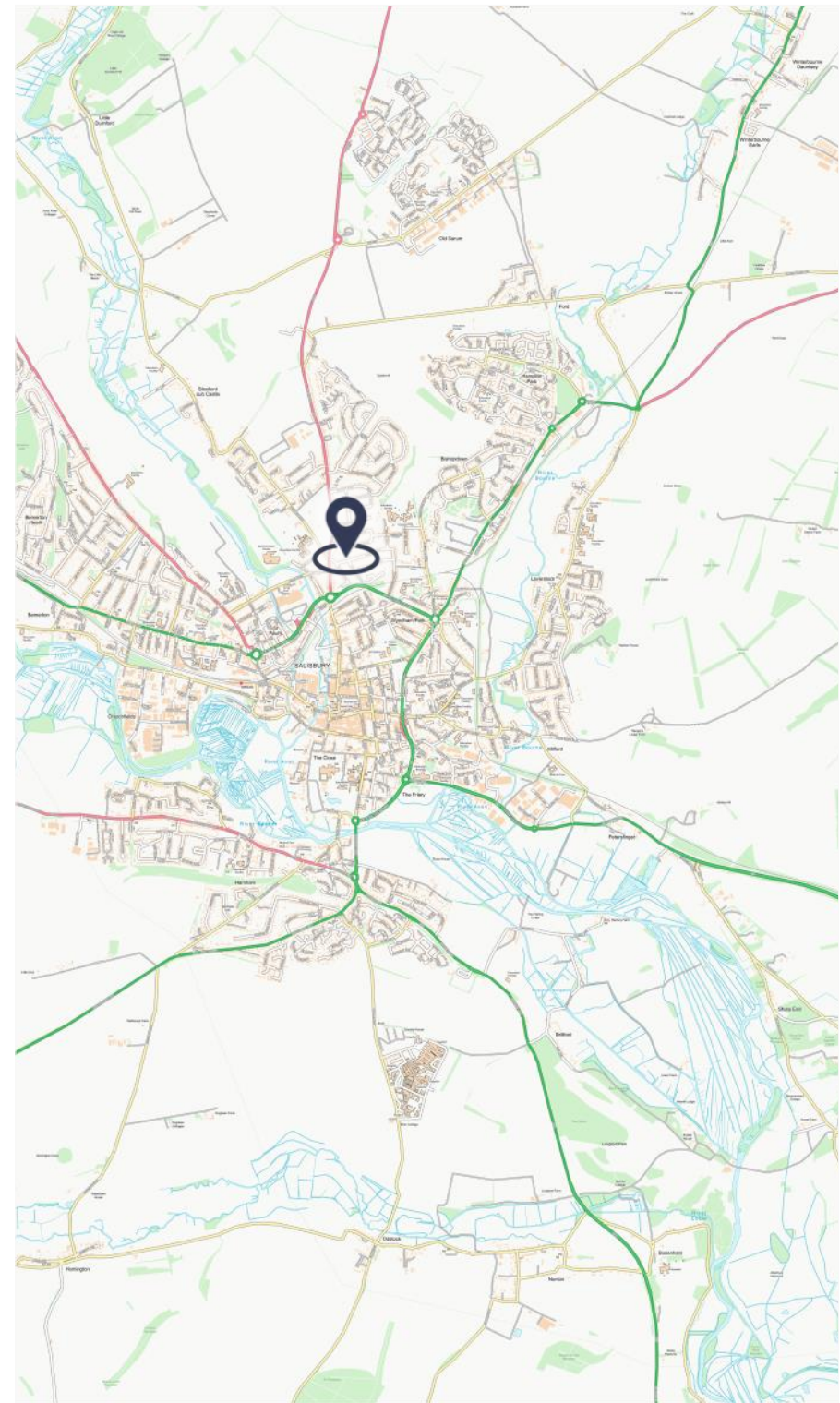
The property is approached via a residential no through road, offering the benefit of off road parking for one vehicle on the driveway and permit parking if required directly outside the property. A low maintenance front garden area nestled behind the brick wall at the entrance of the property leading to the front door.

The well maintained back garden can be accessed through the utility, conservatory and garage. The patio and garden provides a generous entertaining space. The property also benefits from an additional lower ground floor storage area with light and power accessible from the rear garden.

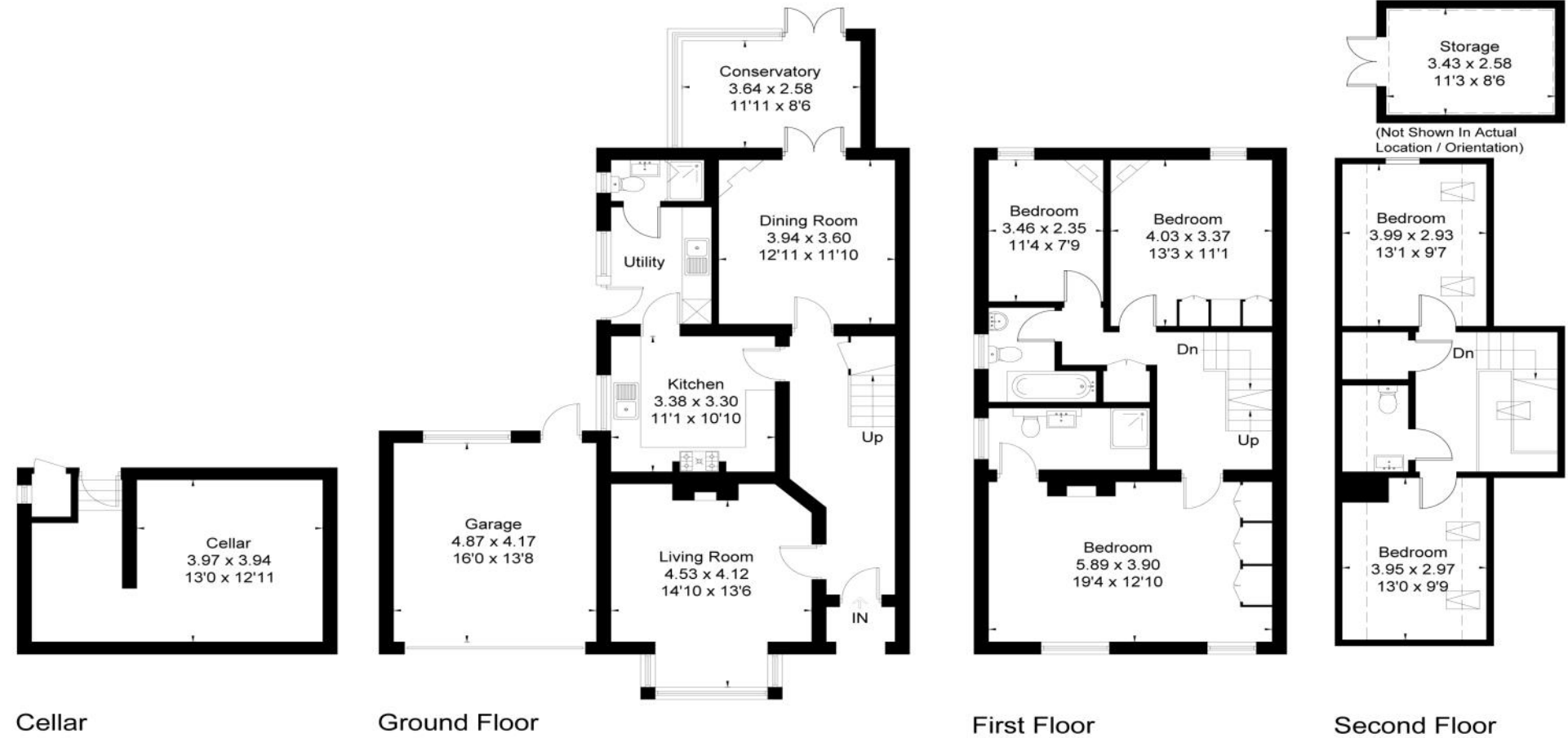
## Location

Victoria road is a highly sought-after and peaceful residential no through road located just outside the ring road, yet still within very easy reach of the centre of the Cathedral City of Salisbury. The property being only a short walk to the 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.



Approximate Floor Area = 186.9 sq m / 2012 sq ft  
 Cellar = 23.7 sq m / 255 sq ft  
 Garage = 20.2 sq m / 217 sq ft  
 Outbuilding = 9 sq m / 97 sq ft  
 Total = 239.8 sq m / 2581 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 #83691

#### Disclaimer Notice

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Myddelton & Major





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