

# Myddelton&Major

6 Victoria Road  
SALISBURY









## 6 Victoria Road Salisbury, SP1 3NG

- Detached
- Three Bedrooms
- Well Presented
- Large Reception Room
- Well Appointed Bathroom
- Conservatory
- Garden with Patio Area
- Desirable Location
- Close to City Centre
- Off Road Parking

### The Property

This well presented three bedroom family home is located on the highly desirable Victoria Road in Salisbury, set just outside the ring -road it is easy to get into the city and equally get out of town. Offering generous living space, a bright and airy interior and recently enhanced garden, makes this an ideal modern home.

Upon entering the property you are welcomed by a hallway with a convenient downstairs WC to the right and door leading into a useful storage room which is fully fitted with plumbing and electric. The galley kitchen is well appointed and features plenty of storage within below and above counter storage units, with an inset induction hob and built in, chest high double oven. Off the kitchen is a large living room with a large feature window which brings in amazing natural light, double sliding doors lead through to the dining and they open up to create a lovely open plan. A conservatory engages well with the garden and adds welcome extra space.

Upstairs there are three bedrooms, two of which have decent fitted wardrobes. There is a well appointed family bathroom with separate walk-in shower, bath, WC and wash basin with the newly fitted boiler housed in the airing cupboard.

A very well presented three bedroom family home set on the highly desirable Victoria Road with the benefit of parking

Tenure: Freehold

Size: 1615 ft<sup>2</sup>

EPC Rating: D (68)

Council Tax Band: E



3



2



1



1

**Services** - All mains services are connected, Ofcom suggests that all major mobile networks have good coverage, Ultrafast Broadband is available.

Train Station 1.0 Miles • Market Square 0.7 Miles • Five Rivers 0.4 Miles • Victoria Park 0.2 Miles











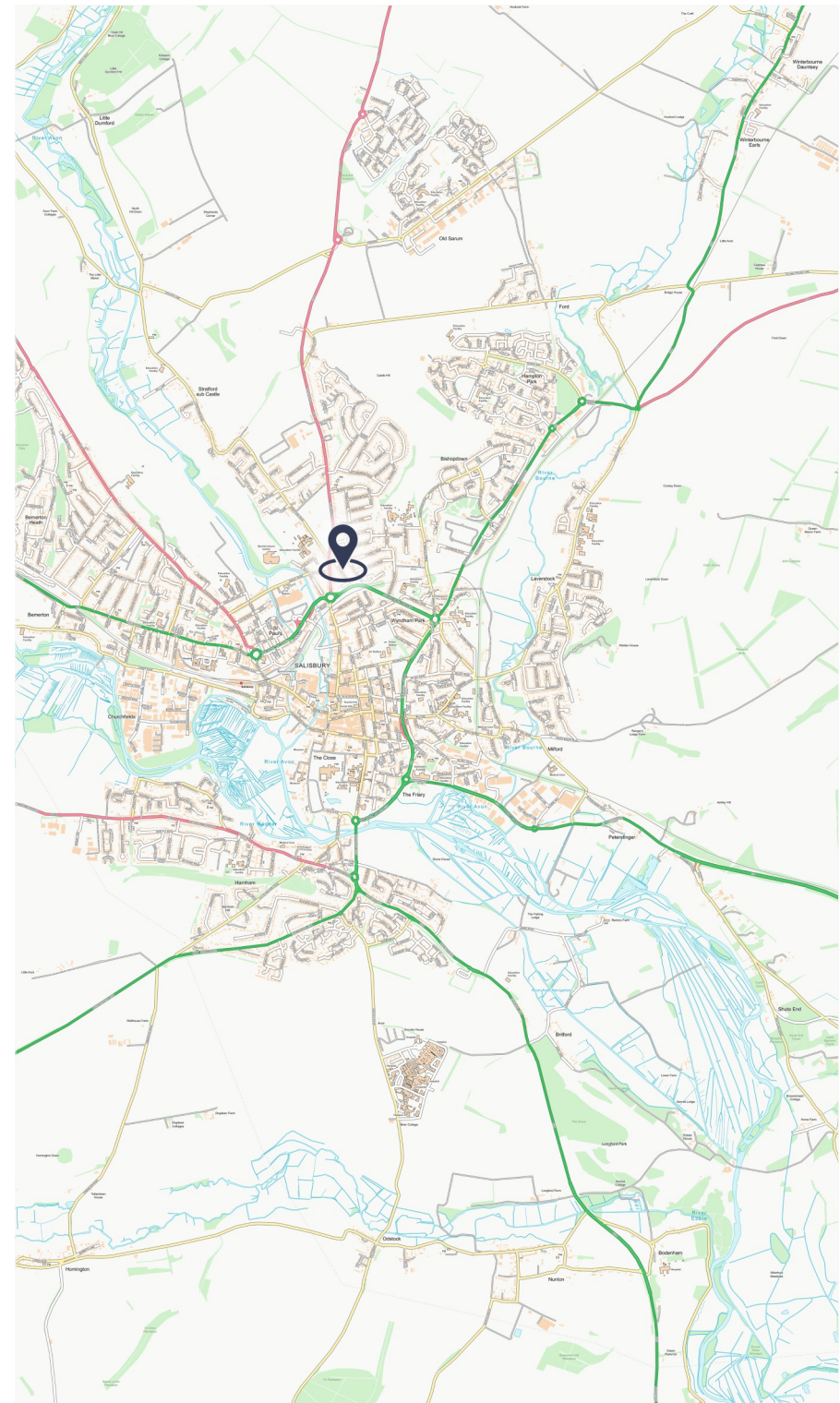
## Outside

The property is set just off the road behind a pretty front garden and short driveway where there is parking for a small car. The current owners have thoughtfully enhanced the southwest facing garden, making the most of the natural sunlight, they have introduced a variety of plants to create a lovely outside space. The garden also features a paved Indian sandstone terraced area, perfect for relaxing and entertaining, with the remainder of the space mainly laid to lawn and bordered by flowerbeds.

## Location

Victoria road is a highly sought-after and peaceful residential no through road located just outside the ring road, yet still within easy reach of the centre of the Cathedral City of Salisbury. The property is only a short walk to the nearby Victoria park to the local co-op. Open countryside is a mile away.

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

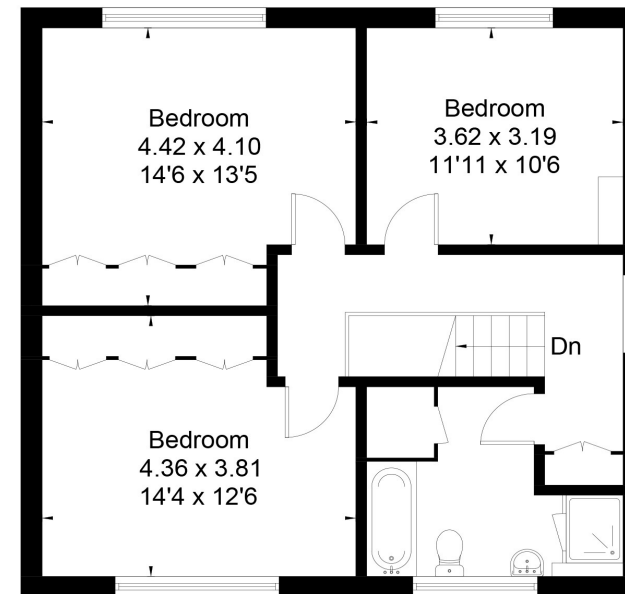
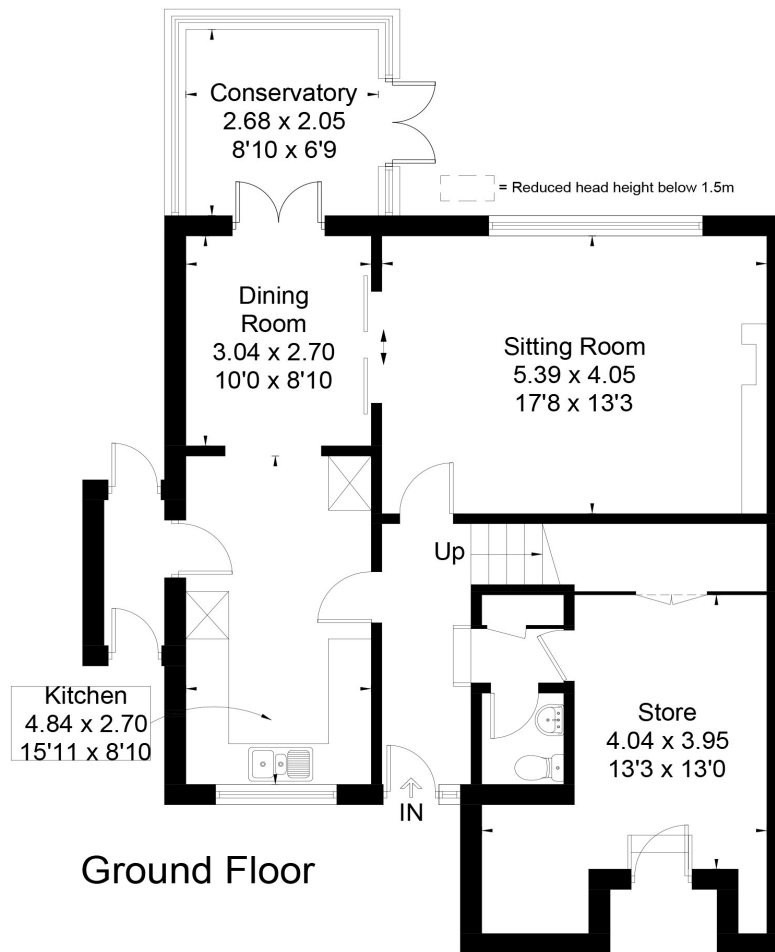








Approximate Floor Area = 150.0 sq m / 1615 sq ft



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 #94804

#### Disclaimer Notice

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Myddelton & Major





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