



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

102 Exeter Street,  
Salisbury, Wiltshire SP1 2SF

Offers in Excess of £250,000

We are pleased to offer this character, three bedroom terrace house set within close reach of Salisbury City Centre and Cathedral. The accommodation comprises a lounge, kitchen / diner leading to the rear garden, on the first floor Exeter Street offers; a double bedroom and family bathroom, on the second floor you will find two further double bedrooms. The property requires a level of updating and modernisation and would make an ideal investment or first time purchase.



## Overview

- CHARACTER THREE BEDROOM TOWNHOUSE
- SALISBURY CITY CENTRE LOCATION
- THREE DOUBLE BEDROOMS
- REAR YARD / GARDEN AREA
- IDEAL INVESTMENT OR FIRST HOME
- VIEWING ESSENTIAL
- CHARACTER FEATURES
- REQUIRES SOME UPDATING



Lounge 13'11" max x 8'0" max

Kitchen / Breakfast Room 8'3" max x 6'6" max

Bedroom One 9'9" max x 8'7" max

Bathroom 8'7" max x 4'7" max

Bedroom Two 12'6" max x 8'8" max

Bedroom Three 9'5" max x 9'0" max

Tenure – Freehold

Council Tax Band – C

EPC Rating – C

Agents Notes – Draft Copy Of Particulars.

### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.