



Connells

North Street
Salisbury



Property Description

This Victorian style terrace house is offered to the market with a courtyard garden, separate dining room and studio/workshop. With a self-contained additional accommodation with living area, shower room and sleeping area. Located within a short walk to Salisbury train station and City Centre.

Lounge

11' 6" max x 10' 3" max (3.51m max x 3.12m max)

With a working open fireplace with chimney breast, access to dining room, front aspect

Dining Room

10' 3" x 10' 3" (3.12m x 3.12m)

Access to kitchen, rear aspect.

Kitchen

11' 5" x 5' 1" (3.48m x 1.55m)

Comprising a range of wall and base units with worksurfaces over, drainer sink unit with mixer taps, space for cooker unit, space for washing machine, space for fridge/freezer, access to utility room, dual aspect to rear and side.

Utility Room

11' 8" x 4' 5" (3.56m x 1.35m)

Doors to rear garden, access to kitchen, side aspect.

Landing

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

Built in storage, access to loft space with drop down ladder, front aspect.

Bedroom Two

10' 6" x 7' 10" (3.20m x 2.39m)

Rear aspect.

Bathroom

Comprising a panel enclosed bath with taps, thermostatic shower over and glass screen, wash hand basin and WC.

Outside

Courtyard Garden

This low maintenance courtyard style garden offers a high degree of privacy making it ideal for Alfresco dining. Also featuring a freestanding water butt, climbers plants, access to the Studio/Workshop and additional accommodation.

Studio/ Workshop

10' 10" x 6' 6" (3.30m x 1.98m)

Accessed via the garden, lighting, front aspect.

Additional Accommodation

Offering multiple potential uses as a sleeping area, office from home or work studio

Entrance Hall

Stairs to first floor, open plan to kitchen/dining room and shower room.

Kitchen/ Living Area

14' 3" x 8' 4" into bay (4.34m x 2.54m into bay)

Comprising a Belfast sink with mixer taps, space for cooker unit, space for fridge/freezer, door to courtyard garden, bay window to side.

Shower Room

Comprising a shower cubicle, wash hand basin and WC.

First Floor

Bedroom

20' 10" x 9' 9" (6.35m x 2.97m)

Vaulted ceiling, feature arch window to rear aspect, two skylight windows.

Parking

Permit parking to the front.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

Tenure: Freehold

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