



Connells

Exeter Street
Salisbury

Exeter Street Salisbury SP1 2SE

for sale offers over
£500,000



Property Description

Offering to the market this lovely Grade 2 listed property in Exeter Street, Salisbury. Situated within easy reach of the heart of the city, this property offers flexible accommodation over three floors, there is a lounge, dining room, kitchen & cloakroom on the ground floor. The first floor has two bedrooms and a bathroom. The top floor has a bedroom with en-suite shower room. In addition there is a private courtyard garden, a first floor roof terrace and an allocated off street parking space.

Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre, a theatre, two cinemas and copious bars and restaurants, renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, a golf club, and recreation grounds. Salisbury train station offers direct commuter links to London Waterloo, Southampton and the West Country.

Reception Hall

Large, impressive hallway with doors to dining room, lounge, kitchen, cloakroom and under stairs storage. Stairs to first floor.

Lounge/Bedroom 4

16' 9" x 9' 11" (5.11m x 3.02m)

Double doors to rear aspect, fireplace with log burner

Dining Room

12' 1" x 10' 6" (3.68m x 3.20m)

Fireplace, built in cupboard, window front aspect.

Kitchen

12' 8" x 9' 2" (3.86m x 2.79m)

Comprising of fitted wall and base units with work surfaces above, raised and built in double oven, inset hob with extractor above, stainless steel sink drainer with mixer tap, spaces for washing machine, dishwasher & fridge freezer. Door & window rear aspect.

First Floor Landing

Doors to bedrooms 2 & 3, door to bathroom, door to roof terrace Store cupboard.

Bedroom Two

12' 4" x 12' 8" (3.76m x 3.86m)

Fireplace with electric fire, two built in cupboards, two windows front aspect.

Bedroom Three

10' 6" x 8' 11" (3.20m x 2.72m)

Built in cupboard, window rear aspect.

Bathroom

Comprising of panel enclosed bath, pedestal wash hand basin, WC, heated towel rail. Window rear aspect.

Second Floor

Bedroom One

13' 8" x 10' 9" (4.17m x 3.28m)

Walk in wardrobe, built in cupboards, open to en-suite shower room. Two windows fronts aspect & partial restricted head height.

En-Suite Shower Room

Comprising of shower cubicle, wash hand basin set above a vanity unit & WC.

Outside

Ground Floor Patio Garden

Private courtyard enclosed by walls and fencing with raised brick planters, mature shrubs & climbers, gate to rear. Spacing for relaxing and entertaining.

First Floor Roof Terrace

Accessed from first floor landing. Private space with artificial turf and wrought iron railings, overlooking courtyard garden and views beyond.

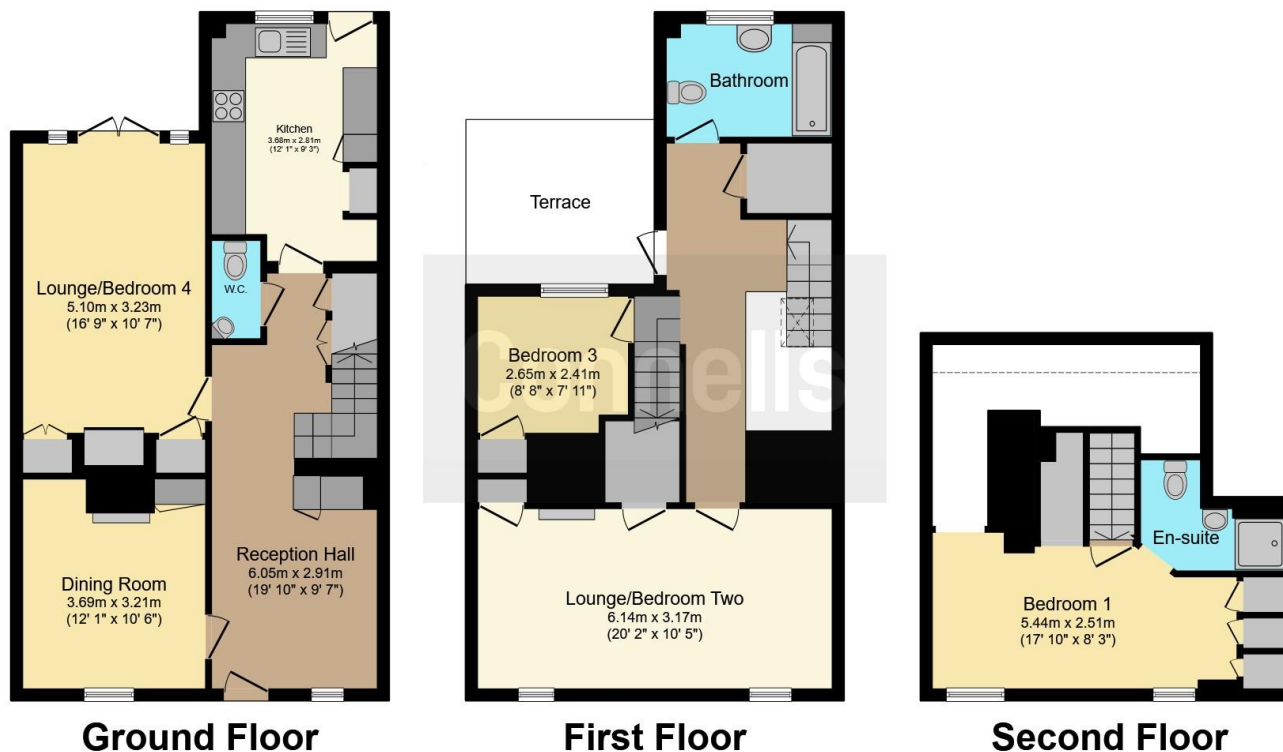
Parking

Allocated off street parking space









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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