



**Connells**

Tilmore Kingsland Road  
Salisbury





## Property Description

Offering to the market this traditional mid-terraced house in Kingsland Road, Salisbury. Benefiting from NO ONWARD CHAIN, the property comprises of a porch, entrance hall, lounge, dining room, kitchen and bathroom on the ground floor. The first floor has three bedrooms and a shower room. There is small paved front garden with mature hedge and an enclosed, low maintenance garden to the rear.

Kingsland Road is situated in a popular residential area under a mile from the railway station and city centre. There is a primary school, leisure centre and supermarket nearby. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.

## Porch

Sliding door front aspect

## Entrance Hall

Doors to lounge and dining room, stairs to first floor

## Lounge

12' 3" x 10' 1" ( 3.73m x 3.07m )

Bay window front aspect, log burner with hearth and mantle shelf

## Dining Room

14' 8" x 9' 10" max ( 4.47m x 3.00m max )

Solid fuel fireplace with mantle shelf, storage cupboard, door to kitchen, rear aspect.

## Kitchen

11' 1" x 7' 9" ( 3.38m x 2.36m )

Comprising of wall and base units with work surfaces above, sink drainer with mixer taps, oven and hob with extractor unit above. Built in and concealed fridge freezer, space for washing machine, down lighter spots, door to garden

## Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, WC, heated towel rail.

## Landing

Doors to bedrooms and shower room.

## Bedroom One

15' 4" max x 10' max ( 4.67m max x 3.05m max )

Three built in wardrobes, store cupboard, front aspect.

## Bedroom Two

11' 9" max x 9' 10" max ( 3.58m max x 3.00m max )

Store cupboard, rear aspect.

## Bedroom Three

10' x 7' 10" ( 3.05m x 2.39m )

Rear aspect.

## Shower Room

Comprising a shower cubicle, pedestal wash hand basin with mixer tap, WC

## Outside

## Rear Garden

Low maintenance garden with patio and gravelled area, borders with shrubs, enclosed by wood panel fencing.

## Parking

On street parking.











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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
 Salisbury SP1 3TS

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/SAL307581](http://connells.co.uk/Property/SAL307581)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SAL307581 - 0005