



81 GREENCROFT STREET, SALISBURY,
WILTSHIRE, SP1 1JF

PRICE: £315,000

McKILLOP  **GREGORY**
ESTATE AGENTS

**A MOST ATTRACTIVE
REFURBISHED TOWN HOUSE
LOCATED IN THE CITY CENTRE
WITH LOVELY VIEWS OVER THE
GREENCROFT**

DIRECTIONS:

From our office in Castle Street proceed up Scots Lane, over the crossroads onto Bedwin Street and proceed up here until you see The Greencroft on the right hand side. Turn right into Greencroft Street and continue along until you see number 81 on the right.

DESCRIPTION:

This charming well presented town house was built in the mid nineteenth century of brick elevations under a slate roof. The accommodation is laid out on three storeys and has the benefit of gas fired central heating as well as double glazing and has the most charming location overlooking The Greencroft.

On the ground floor there is a reception hall, sitting room, dining room, kitchen/breakfast room and cloakroom. On the first floor there is a shower room and two bedrooms and two further bedrooms on the second floor. There is an attractive small courtyard garden to the rear with storage shed.



LOCATION: The property is located in the City centre overlooking The Greencroft, an attractive open amenity area. The City centre and the Market Square are within easy walking distance as are local facilities including schools, public house and shops. Salisbury also has a main line railway station as well as a good variety of shops and supermarkets and leisure facilities which include a cinema, playhouse and leisure centre.

The accommodation comprises:

RECEPTION HALL

SITTING ROOM: 3.23m x 3.15m (10' 7" x 10' 4") With fireplace, fitted cupboard, radiator, television aerial point.

DINING ROOM: 3.55m x 3.42m (11' 7" x 11' 2") With stairs leading off, radiator, cupboard, two wall lights.

KITCHEN: 3.32m x 3.13m (10' 10" x 10' 3") With single drainer sink unit, drawers and cupboards below, range of base and drawer units, electric cooker point, plumbing and drainage for washing machine, space for refrigerator, wall cupboards, radiator, door to garden.

CLOAKROOM: With WC.

FIRST FLOOR LANDING

BEDROOM 1: 3.98m x 3.15m (13' 0" x 10' 4") With two wardrobes, radiator.

BEDROOM 2: 2.60m x 2.41m (8' 6" x 7' 10") With fitted wardrobe, radiator, airing cupboard with Baxi gas fired boiler, lagged hot water tank and shelving.

SHOWER ROOM: With fitted shower cubicle with power shower, wash hand basin, WC, part tiled walls and radiator.

SECOND FLOOR

BEDROOM 3: 3.94m x 2.91m (12' 11" x 9' 6") With radiator, access to loft.

BEDROOM 4: 2.88m x 2.48m (9' 5" x 8' 1") With radiator.



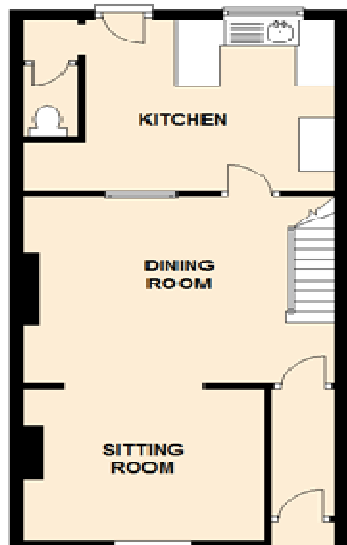
OUTSIDE: There is an attractive small west facing courtyard garden, paved with shrubs and small garden shed. There is residents' parking on the road to the front.

SERVICES: All mains services are connected to the property.

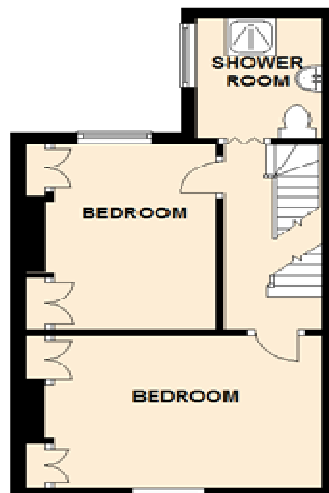
COUNCIL TAX BAND: C (£1,379.52 for 2014/2015)



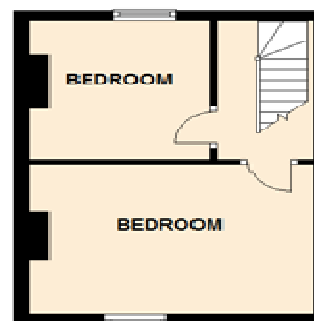
GROUND FLOOR
APPROX. 42.3 SQ. METRES (455.8 SQ. FEET)



FIRST FLOOR
APPROX. 30.9 SQ. METRES (332.2 SQ. FEET)



SECOND FLOOR
APPROX. 22.2 SQ. METRES (239.4 SQ. FEET)



TOTAL AREA: APPROX. 95.4 SQ. METRES (1027.3 SQ. FEET)

Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

t 01722 414747

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Energy Performance Certificate

81, Greencroft Street, SALISBURY, SP1 1JF

Dwelling type: End-terrace house
Date of assessment: 03 July 2014
Date of certificate: 03 July 2014

Reference number: 8624-7223-2580-0567-4006
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,969
Over 3 years you could save	£ 1,881

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 177 over 3 years	You could save £ 1,881 over 3 years
Heating	£ 3,108 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 561 over 3 years	£ 267 over 3 years	
Totals	£ 3,969	£ 2,088	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Energy Efficiency Rating	50	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 711	✓
2 Floor insulation	£800 - £1,200	£ 186	✓
3 Low energy lighting for all fixed outlets	£35	£ 102	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/leavingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.