8 Gas Lane, Salisbury, Wiltshire, SP2 7AN

£245,000 Freehold

## About The Property

The property is a character terraced house situated just outside of the ring road in a quiet one way street on the outskirts of the city centre.

It offers well proportioned accommodation with an open plan sitting/dining room which has a central staircase, a feature fireplace with exposed brickwork, space for a table and chairs and windows to the front and rear.

The kitchen has been refitted with an attractive range of units and has an integrated electric oven and gas hob with space for a washing machine and fridge/freezer. There is a sink with a mixer tap under the window to the side. To the rear there is a cloakroom and a door in to the rear courtyard.

On the first floor are two good sized bedrooms with a fitted wardrobe in the second bedroom and there is a bathroom which has a three piece suite and a heated towel rail. Further benefits include PVCu double glazing, gas central heating and externally, there is a small area of front walled front garden and a courtyard garden to the rear which has a rear access gate.

Gas Lane is conveniently located for access to the railway station, nearby convenience stores, the city centre and within walking distance of Waitrose.

2 | 1 | 2 | 800.30 sq ft

- Character terraced house
- Two bedrooms
- Open plan sitting/dining room
- Fitted kitchen
- Cloakroom
- FF bathroom
- PVCu DG and gas CH
- Courtyard garden
- Side road location
- Close to city centre and railway station

WHITES

Total area: approx. 74.4 sq. metres (800.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

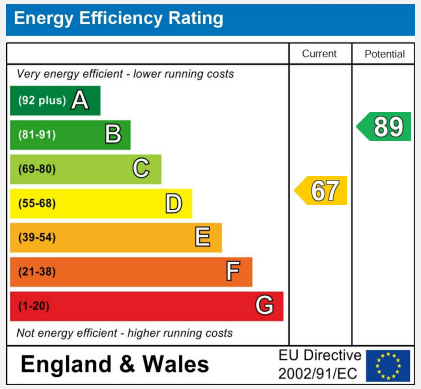
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury on the A360 Devizes Road, taking the first right turn in to Gas Lane. The property can be found after a short distance on the right hand side

What3words:///firm.spare.enhancement

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01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP