



100 LOVE LANE, SALISBURY, WILTSHIRE SP1 2BG

01722 238711

BAXTERS
PROPERTY & LAND AGENTS

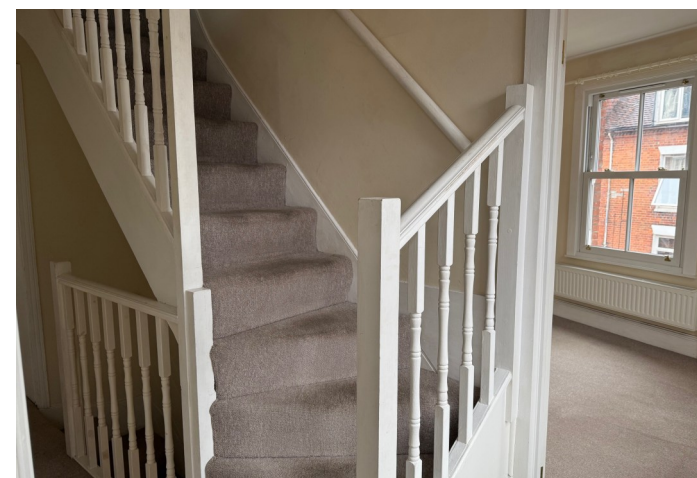


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PRICE GUIDE: £295,000

Here we have a handsome double fronted, three storey terrace town house occupying a prominent position on the corner of Love Lane and Trinity Street. The property is conveniently placed within a level walk of Salisbury's Medieval City Centre, the Market Place, the Historic Cathedral Close and iconic 13th century Cathedral.

The light and airy accommodation is centrally heated via a mains gas fired boiler to radiators, fully double glazed and well maintained. The accommodation comprises of, on the ground floor; an entrance lobby, double aspect sitting room, dining room and a well equipped kitchen.



There are two double bedrooms and a large family bathroom located on the second floor; it is quite usual to find one of the first floor bedrooms being utilised as a second living room. There are two further double bedrooms and a second bathroom located on the top floor.

As the property sits within a corner terrace, it shares a lovely private sunny courtyard garden with four immediate neighbours. From the courtyard a footpath leads to series of private “mews style” gardens for each of the individual properties. The garden for number 100 Love Lane enjoys lovely sunny aspect, is completely enclosed with mature shrubs and a large patio/seating area. Residents permit parking is available in the immediate area.

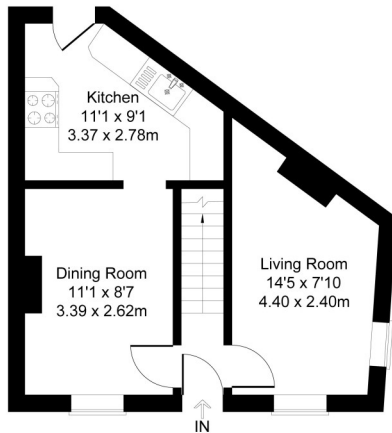
LOCATION: Love Lane is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

DIRECTIONS: From the market square proceed along Blue Boar Row into Winchester Street, turn sharp right into Brown Street and turn left at the traffic lights into Milford Street. Turn first right into Gigant Street and continue to the end of the road and pass over the crossroads onto Love Lane where the property can be found on the right hand side clearly identified by the BAXTERS For Sale Board.

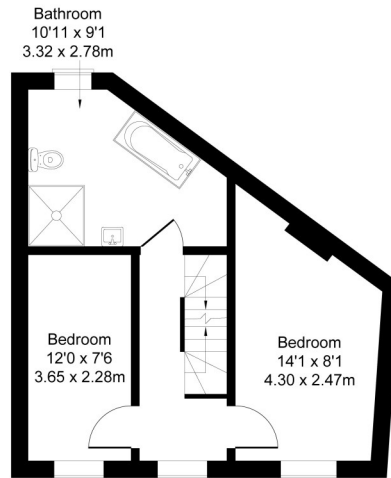


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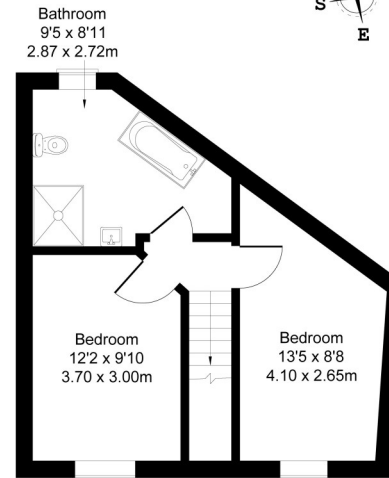
Approximate Gross Internal Area
1042 sq ft - 97 sq m



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D - £2,644.36 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10768.

