6 Cathedral Views
Salisbury

Myddelton & Major™

Crane Street
Museum
Medical
Centre

A spacious and highly attractive town house in a prime central location with a garden and garage.

6 Cathedral Views,
Salisbury, SP2 7TW

Guide Price:
£745,000

2 4 2 2

- Highly sought after location
- Smart private, gated development
- A five minute walk to the High Street
- Four bedrooms
- Two bathrooms
- Double garage
- Visitor parking
- Low maintenance garden
- Gas central heating & double glazing
- No onward chain

The Property

Number 6 Cathedral Views is a characterful three-storey, four-bedroom property offering spacious accommodation arranged over three floors. The property benefits from gas-fired central heating together with sash double-glazed windows, combining traditional style with modern comfort.

The accommodation provides flexible living space, with well-proportioned rooms throughout and an attractive setting within the Cathedral Views development.

Upon entering the property, the entrance hall welcomes you into a spacious area featuring tiled flooring, stairs rising to the first floor, and an understairs storage cupboard beneath. To the left is a downstairs cloakroom and to the right, a door leads into the front-facing dining room, which benefits from a serving hatch through to the kitchen/breakfast room.

To the rear of the property is a generously sized L-shaped kitchen dining room, fitted with a range of floor and wall mounted units with roll-edge work surfaces providing ample storage and preparation space. Integrated appliances include a dishwasher, single electric oven, gas hob with filter hood above, integrated fridge and freezer, together with a gas-fired Glow-worm boiler. At one end of the room there is ample space for a dining table and chairs, positioned adjacent to French doors opening onto the rear courtyard garden.

From the first-floor landing, stairs rise to the second floor. A door from this landing leads to the sitting room situated at the front of the property. This attractive room benefits from two French doors opening onto a Juliet balcony, together with an attractive stone fireplace housing a gas real flame-effect fire.

To the rear is the principal bedroom, a generously sized room with two large windows allowing plenty of natural light. One wall is fitted with floor-to-ceiling wardrobes providing extensive storage space. A door leads through an en-suite bathroom which is fitted with a four-piece suite comprising a panelled bath with mains shower above, pedestal wash hand basin, WC, and bidet,

The second floor landing provides access to all rooms on this level. To the front of the property is a further good-sized bedroom. The main bathroom is situated in the centre and fitted with a white suite comprising a panelled bath, pedestal wash hand basin, and WC. To the rear are two further smaller bedrooms, both of which are well-proportioned and capable of accommodating double beds if required.

Tenure

Leasehold

EPC Rating

C (78)

Outgoings

Council Tax Band: G

Size

1760 sq ft

Outside

To the front of the property there is a small garden area enclosed by railings and laid predominantly to gravel, with paved steps leading up to the front entrance door. Accessed through French windows is a lovely, clean and tidy low maintenance ‘city garden’ The garden is enclosed to the sides by fencing with an attractive flower & shrub boarder separating the terrace from the rear of the garage. A door leads through to the double garage which has an electric up and over door and is accessed via the private secure entrance to Cathedral Views.

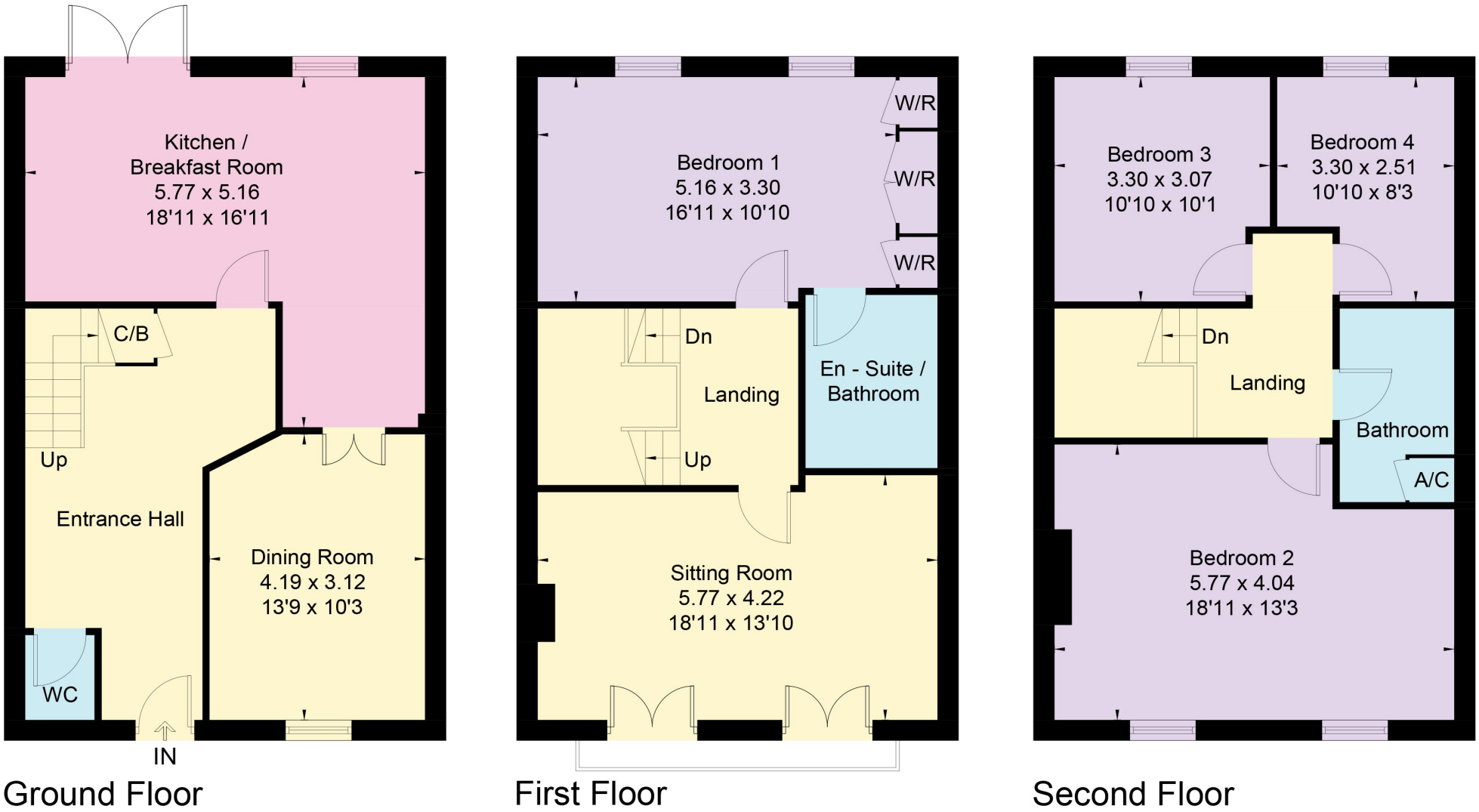
Location

Cathedral Views is situated in the very heart of Salisbury city centre, with its full range of shopping and recreational facilities right on the doorstep – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo (journey time approximately 90 minutes) with excellent road links to London (A303), Southampton (A36) and Bournemouth (A338). Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1800Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure - Leasehold -Term 999 years from 1996. Ground rent is currently £195.00 per annum. Service charge is currently £1946.04.

Approximate Floor Area = 163 sq m / 1760 sq ft



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