19 Hamilton Road, Salisbury, Wiltshire, SP1 3TF

£299,950 Freehold

About The Property

The property is a character terraced house situated within the ring road and offered to the market with NO ONWARD CHAIN.

It has well proportioned accommodation arranged over three floors with some period features including exposed floorboards, cast iron fireplace, a woodburner and a moulded archway. On the ground floor there is an inset porch and an entrance hallway which has stairs to the first floor and a door in to the dining room.

The sitting room has a window to the front and a feature fireplace with exposed brickwork and timber surround and mantel over. An archway leads in to the dining room which has a rear window and an understair cupboard and recess. All these areas have exposed floorboards. The kitchen has an excellent range of base and wall units with an integrated electric oven and a four ring gas hob and extractor over. There is space for an American style fridge/freezer, a sink and drainer under a side window and a door leads in to the garden.

Beyond the kitchen there is a utility area with space/plumbing for a washing machine and this leads through to a cloakroom with a low level WC, wash hand basin and a wall mounted gas boiler.

On the first floor, the main bedroom lies to the front and has a fitted double wardrobe and a feature cast iron fireplace. There is a further bedroom on this floor and a large bathroom with a bath, a shower with a rainfall shower head over, a low level WC and a wash hand basin with storage under.

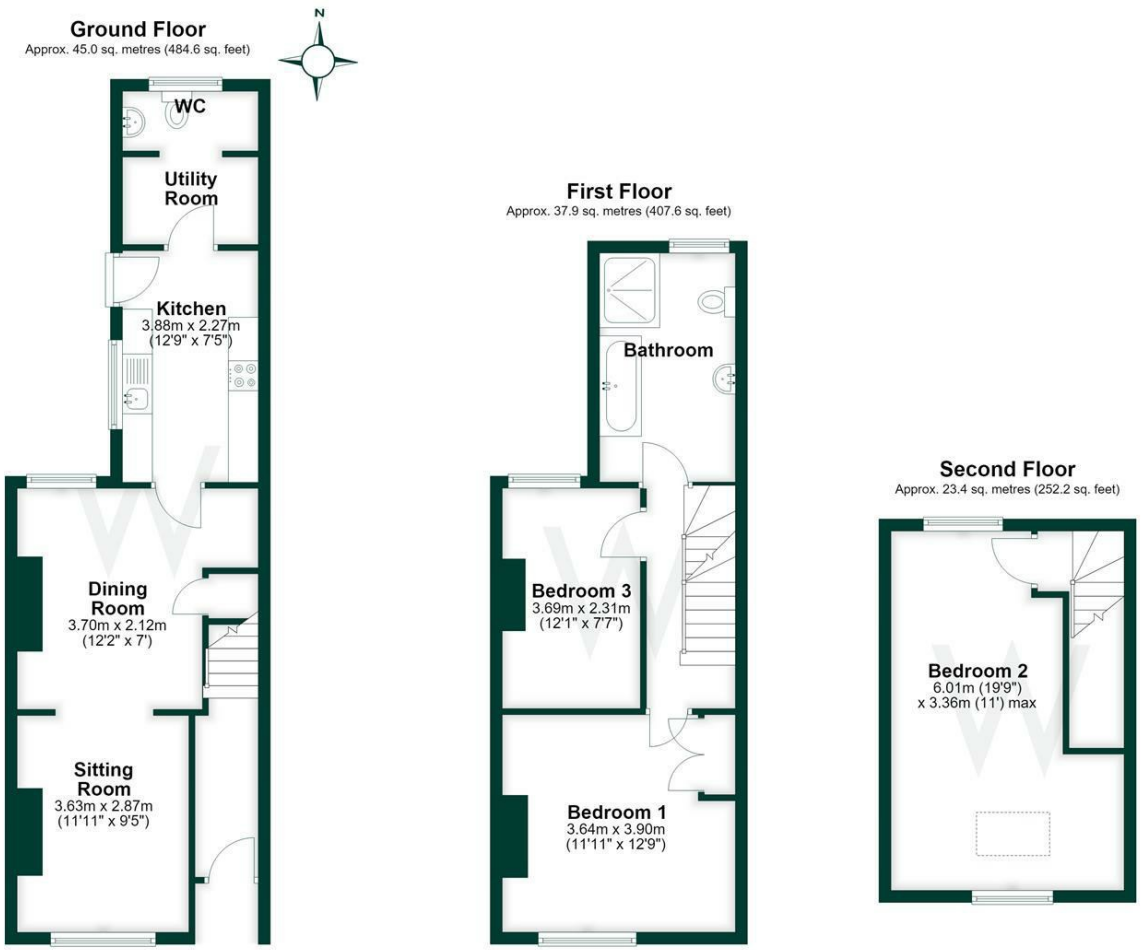
On the second floor there is eaves access from the landing and the bedroom has two velux windows to the front and a rear window.

To the rear is a paved rear garden which is fully enclosed and has a useful rear access gate. Further benefits include PVCu DG (two timber framed windows) and gas fired heating.

Hamilton Road lies close to the city centre within the ring road. It is extremely convenient for all the city amenities and the Waitrose superstore and leisure centre lie nearby.

3 | 1 | 2 | 1144.50 sq ft

- Terraced house over three floors
- Three bedrooms
- Sitting room
- Dining room
- Kitchen
- Utility area and cloakroom
- Two FF bedrooms and bathroom
- 2nd floor bedroom
- PVCu DG and gas heating
- NO CHAIN



Total area: approx. 106.3 sq. metres (1144.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

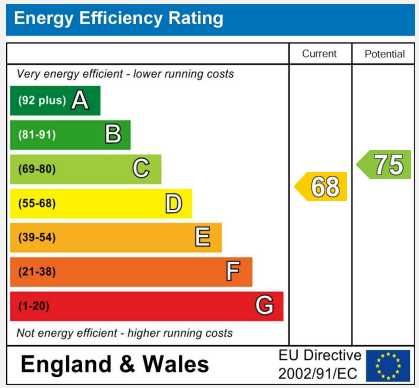
Tenure: Freehold

Services: Mains gas, water, electricity and drainage

Heating: Gas (one electric heater)

Directions: From our office in Castle Street proceed away from the city centre and after passing across the mini roundabout take the second turn on the right into Hamilton Road. The property can be found after a short distance on the left hand side.

What3words:///really.honey.divisions



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