

VENDITUM

RESIDENTIAL SALES

EST. 2004



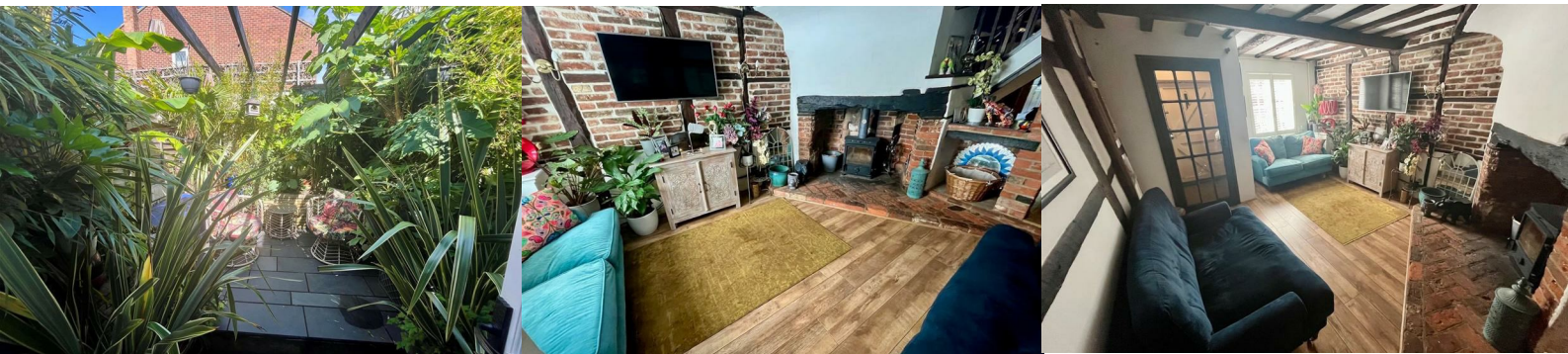
16 St. Edmunds Church Street

Salisbury, SP1 1EF

£349,995



A hugely characterful and deceptive city centre home offered for sale in excellent order throughout which can only be appreciated by a viewing. 16 St Edmunds Church Street is a three storey, four bedroom home with a particularly spacious ground floor. The property boasts a huge array of character features throughout with exposed beamwork, brickwork and fireplaces – none of which hugely compromise the practicality of the property. 16 St Edmunds Church Street benefits from gas heating with quality replacement windows, the general decorative condition of the house being excellent. A great feature of the house is its truly amazing rear garden which has been created by the current owners to provide a private and peaceful green space. This is a fantastic opportunity to acquire a characterful yet practical city centre home.



Directions

Proceed to St Edmunds Church Street where number sixteen can be found around half way along.

Front Door

Entrance Lobby

Glazed panelled door to:

Sitting Room 11'8" x 14'7" (3.56m x 4.46m)

Window to front aspect. Feature inglenook fireplace with inset log burner. Herringbone hearth. Fantastic range of wall and ceiling beams. Exposed brickwork. Wall lights. Double radiator. Laminate flooring.

Dining Room 11'3" x 17'4" reducing to 14'1" (3.45m x 5.3m reducing to 4.3m)

Stairs to first floor with cupboard under. Double radiators. Wall and ceiling beams. Exposed brickwork. Wall lights. Laminate flooring.

Kitchen 10'5" x 9'10" (3.2m x 3m)

Matching contemporary wall and base units with worksurface over. Inset Neff gas hob with extractor and eye level double oven. Plumbing and space for washing machine and further undercounter utility space. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks. Concealed gas boiler. Double doors leading to the rear garden.

First Floor Landing

Stairs to second floor. Generous study area. Double radiator. Range of wall and ceiling beams.

Bedroom One 11'2" x 11'9" (3.41m x 3.6m)

Window to front aspect. Double radiator. Attractive range of wall and ceiling beams. Wall lights.

Bedroom Four 8'10" x 7'4" (2.7m x 2.26m)

Window to rear aspect. Double radiator. Range of wall and ceiling beams.

Bathroom

White suite comprising panelled bath with shower over and screen to side. Vanity basin and concealed cistern WC. Heated towel rail, window to rear aspect and extractor fan.

Second Floor Landing

Partially vaulted with Velux window. Deep wardrobe cupboard and full height airing cupboard.

Bedroom Two 13'11" max x 11'1" (4.25m max x 3.4m)

Vaulted ceiling with exposed beams. Window to rear aspect and Velux window to side. Double radiator. Vanity basin with mixer tap and range of cupboards.

Bedroom Three 11'8" x 11'5" restricted head height) (3.56m x 3.5m restricted head height)

Window to front aspect. Exposed wall beams, wall lights and double radiator. Sloping ceilings.

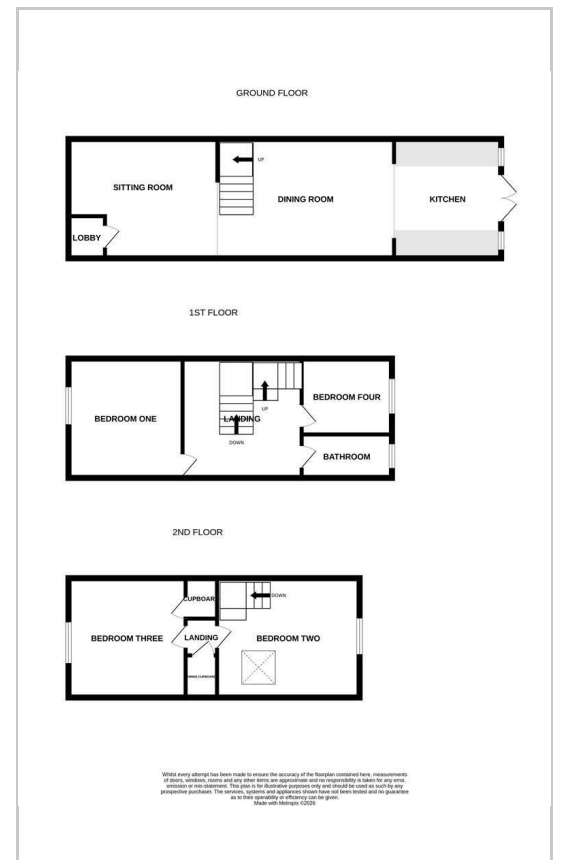
Rear Courtyard 13'1" x 12'2" (4m x 3.71m)

A truly outstanding private space which is well enclosed by high level wall. Slate tiled floor with extensively planted raised flower beds, built in bench seat with hidden storage. A perfect lush space which belies its city centre location.

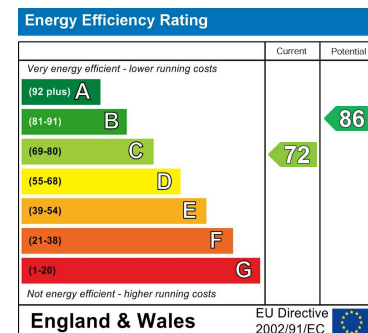
Area Map



Floor Plans



Energy Efficiency Graph



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