

53A St Ann Street
Salisbury

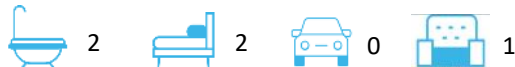




A three storey, two bedroom townhouse set within the city centre of Salisbury, within walking distance to the Cathedral

53A St Ann Street,
Salisbury, SP1 2DX

Guide Price:
£350,000



- Grade II Listed Two bedroom townhouse
- Set over three floors
- Open plan kitchen/reception room
- Gas central heating
- Bathroom and ensuite
- Quality fixtures and fittings
- Walking distance to amenities
- Close to the Cathedral
- Residents permit parking for two cars
- Set on a no-through road

The Property

53A St Ann Street is a well-presented two-bedroom terraced townhouse set on a quiet medieval street in Salisbury. The property combines period character with a modern, well-executed interior.

Beyond the front door you are welcomed into an open-plan kitchen, dining and living space. Sash windows provide good natural light highlighting a carefully considered mix of materials and finishes. The bespoke kitchen, fitted by Jones, forms the clear focal point, with quartz worktops and high-gloss cabinetry with integrated appliances. The wood-effect ceramic tiles introduce warmth while maintaining a clean modern design.

A nod to the building's past as a former bakery adds character and charm to the frontage. Inside, the property has been refurbished by local firm JMPC, with an emphasis on solid joinery, detailed woodwork and neutral colour scheme. A timber staircase leads to the first floor, where there is a second bedroom, currently used as a sitting room overlooking St Ann Street. This floor also includes the main bathroom, fitted with ceramic floor tiles, metro wall tiling and a white suite comprising a bath with shower over, basin and WC.

The top floor is dedicated to the principal bedroom, set within the eaves. The room provides a sense of privacy and separation from the rest of the house. An ensuite shower room completes this level, finished in a style consistent with the rest of the property.

The house forms part of a terrace of period properties and is within easy walking distance of Salisbury city centre.

Services - All mains services are connected. Gas central heating.

Ofcom suggests Ultrafast broadband is available and all major mobile networks offer good service

Tenure

Freehold

EPC Rating

C (73)

Outgoings

Council Tax Band: C

Size

672 sq ft





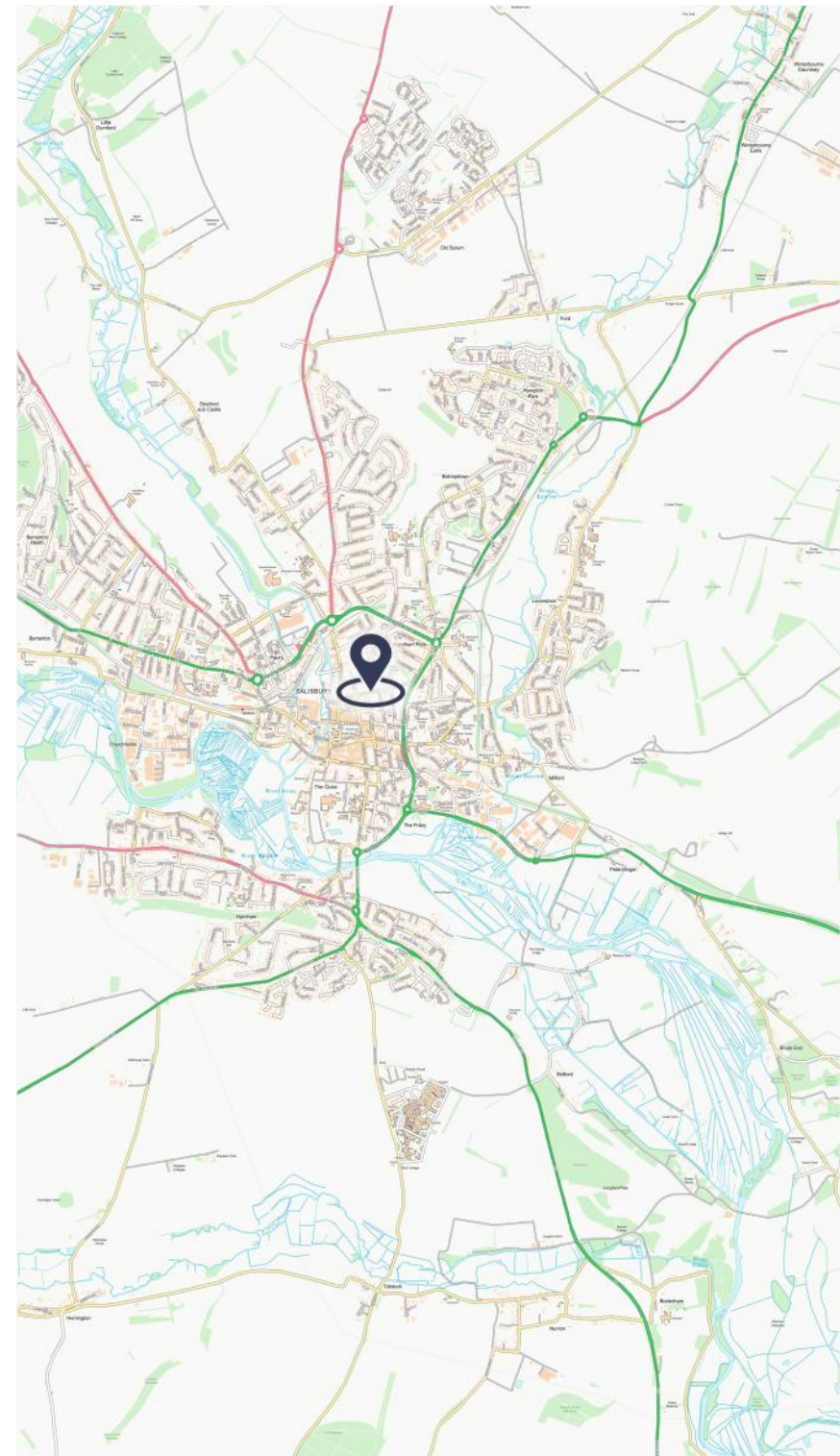


Location

53A St Ann Street is just a short walk away from the centre of Salisbury, which offers a full range of shopping, leisure and recreational facilities right on the doorstep, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market.

Within less than a mile is the mainline train station which has trains to London Waterloo (journey time approximately 90 minutes) and 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.

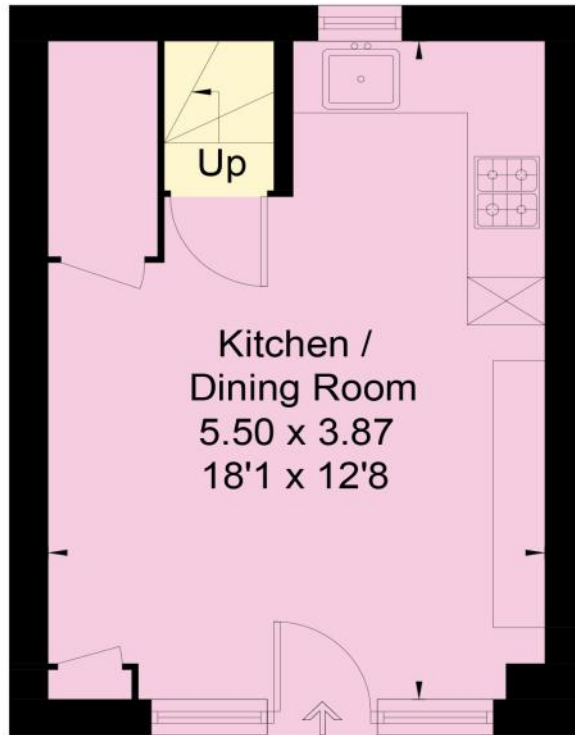
The iconic Cathedral is a short walk away and sits within circa. 3 acres of grounds. There are many parks and outdoor spaces locally to enjoy which include; Churchill Gardens, Elizabeth Gardens, and Wyndham Park.



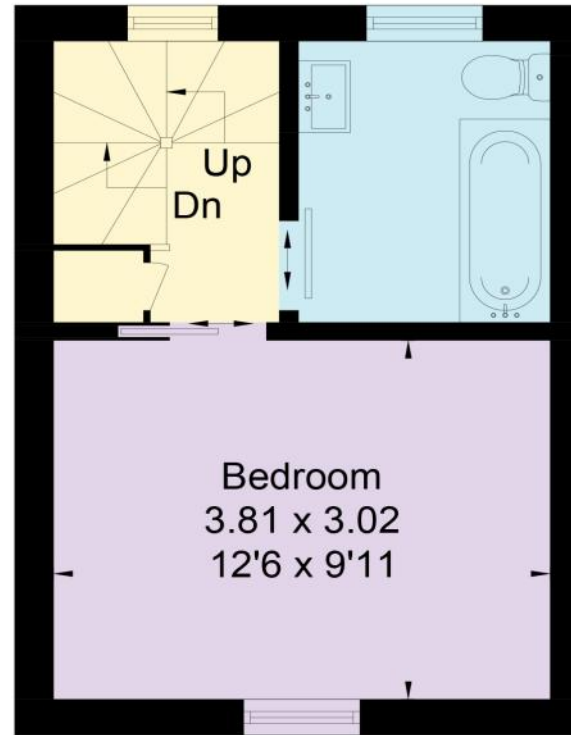
Approximate Floor Area = 62.4 sq m / 672 sq ft



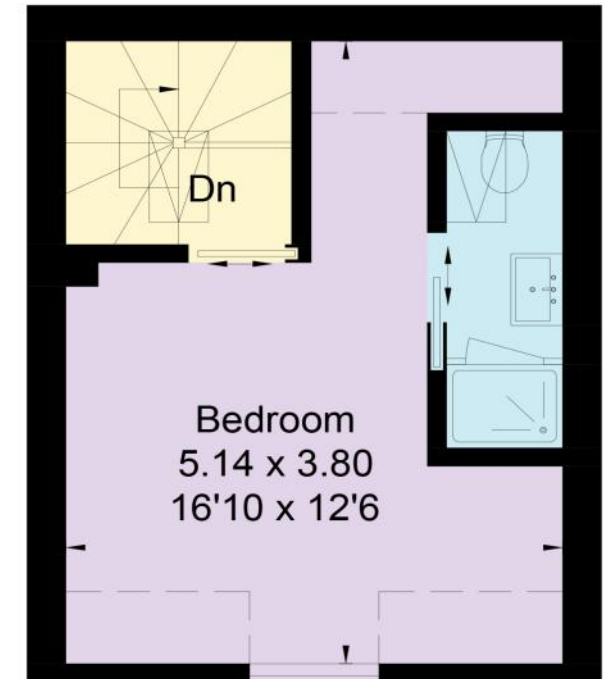
[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104894

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