

57 St Ann Place
Salisbury

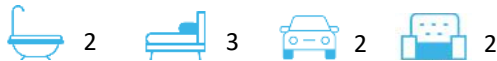




A three bedroom terrace house, with off road parking and garden, within a short walk from the city centre.

57 St Ann Place
Salisbury, SP1 2SU

Guide Price:
£375,000



- Three bedroom townhouse
- Two reception rooms
- Very well presented
- Versatile accommodation
- Bathroom with shower and ensuite shower room to 2nd floor bedroom
- Walking distance into the city centre
- Off road parking for two vehicles
- Garden
- Offered with no onward chain
- Fantastic investment opportunity
- Near to grammar schools

The Property

Offered with no onward chain 57 St Ann Place is a three bedroom, townhouse with a driveway providing parking for two cars, along with excellent views of the Cathedral.

Upon entering the property you are welcomed into a spacious beautifully presented fitted kitchen. The kitchen features a range of upper and lower units with teak worktops and integrated appliances including a fridge freezer, wine chiller fridge, dishwasher, microwave, washing machine and tumble dryer. This room also boasts underfloor heating.

The ground floor benefits from oak engineered flooring which flows seamlessly into the reception room with patio doors over looking the garden courtyard. From the hallway, where the stairs rise to the first floor, there is a convenient ground floor WC which also houses the newly fitted gas boiler.

Stairs lead up to the first floor, where you will find a bedroom with fitted wardrobe, there is a well-appointed family bathroom and a large sitting room enjoying stunning views across to the cathedral or could be used as a fourth bedroom. The property has been recently redecorated in neutral tones and fitted with light beige carpets, giving a fresh and airy feel throughout. The family bathroom is beautifully finished and comprises a bath, separate freestanding shower.

Stairs lead up to the second floor where there are two generously sized bedrooms, one of which benefits from an ensuite shower room.

Services - All mains services are connected. Gas central heating. Ofcom suggests that all major mobile networks offer good service and Ultrafast broadband is available

Tenure

Freehold

EPC Rating

C (76)

Outgoings

Council Tax Band: D

Size

1218 sq ft









Outside

To the front of the property, there is a private driveway providing off-road parking for two vehicles. From the front, the property enjoys direct views towards the cathedral, creating a particularly attractive outlook.

Externally to the rear, the property benefits from a charming enclosed walled courtyard garden. The garden is predominantly laid to patio, complemented by borders with shrubs and planting which also offers ample space for pots and outdoor dining.

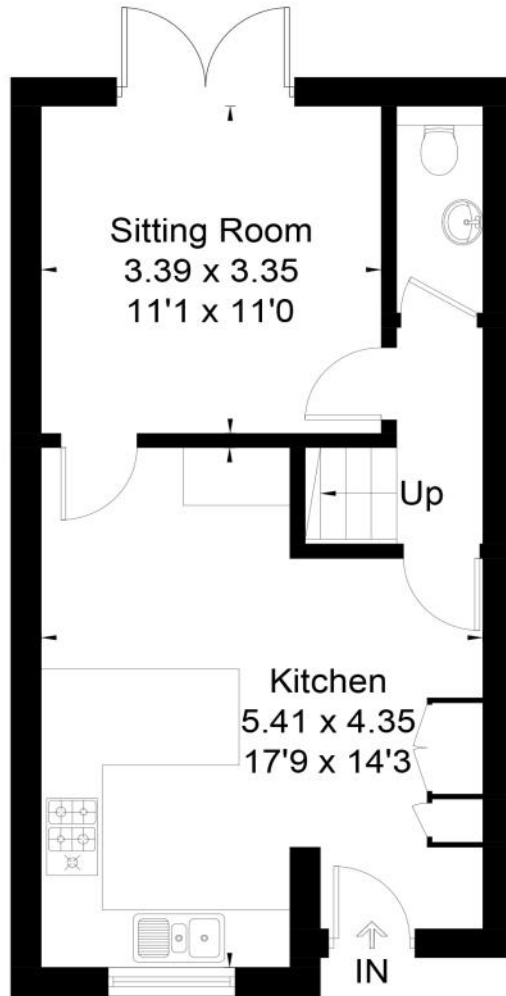
Location

The city centre is a short and level walk where there is an excellent range of shopping, educational, leisure and cultural facilities.

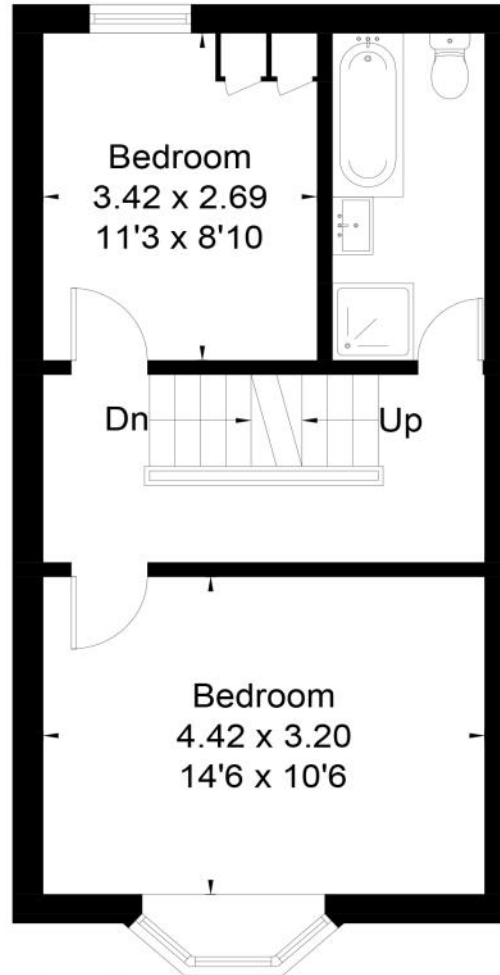
Salisbury boasts a well-thought of Playhouse and twice-weekly charter market (Tuesdays and Saturdays in the Market Square), and has a plethora of restaurants, shopping, and leisure facilities. Salisbury has excellent road links to London and the West Country (A303), Southampton (A36) and Bournemouth (A338), and provides direct trains to London Waterloo (90 mins), Bristol (80 mins) and Bath (60 mins) from Salisbury mainline railway station.



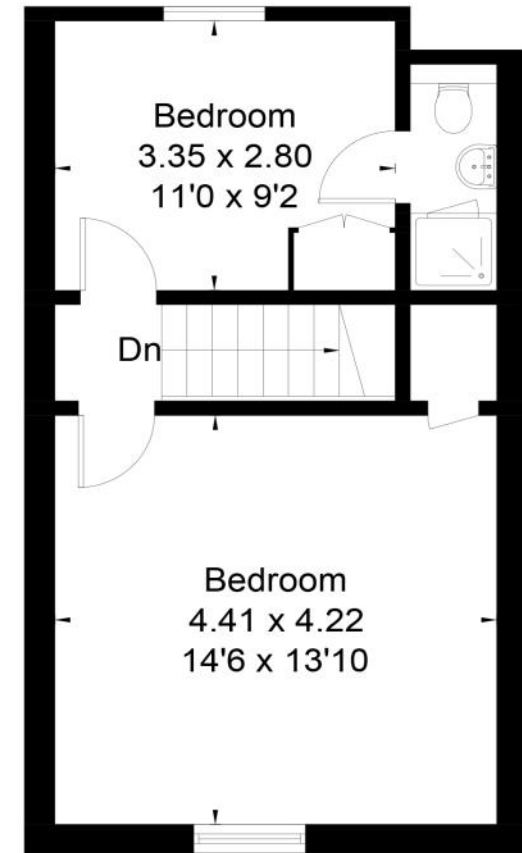
Approximate Floor Area = 113.2 sq m / 1218 sq ft



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 #103874

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