



18 Campbell Road

Salisbury, SP1 3BG

£325,000



A handsome three storey house offering a generous level of flexible accommodation, well situated in this popular no through road. 18 Campbell Road is a well loved home which is generally neat and tidy but could now benefit from some modernisation throughout. Laid out over three floors the accommodation can easily yield three bedrooms, with an option of four. Other highlights include two bathrooms, sitting room with doors to the rear garden and gas heating. The house also enjoys beautiful panoramic views over the city and to Salisbury Cathedral. Outside, 18 Campbell Road has a lovely sunny courtyard style garden, also with great scope. Campbell Road is a no-through road a short walk from the city centre, the location provides great access to all of the city amenities and extremely popular schools. Offered for sale with vacant possession an early viewing is advised.



Directions

Proceed to St Marks roundabout taking the exit for St Marks Avenue. Turn first left into Campbell Road where number 18 can be found on your left toward the far end of the road.

Part Glazed Door to:

Entrance Hall

Feature archway, radiator, stairs to first and lower ground floor.

Sitting Room/Bedroom Two 13'1" x 9'8" (4m x 2.95m)

Secondary glazed bay window to front, double radiator, Wall lights. Open fireplace with feature cast iron surround.

Bedroom Four/Study 9'8" x 8'2" (2.95m x 2.5m)

Window to rear aspect with views toward Salisbury Cathedral. Radiator. Cast iron fireplace. Telephone point.

Bathroom 9'8" x 4'10" (2.95m x 1.49m)

White suite comprising WC, pedestal basin, panelled bath with mixer tap. Tiled splashbacks, obscure double glazed window to rear. Worcester gas combination boiler. Radiator.

Lower Ground Floor

Sitting Room 12'11" x 12'3" ext to 15'1" (3.95m x 3.75m ext to 4.6m)

Double glazed doors to rear garden. Painted feature cast iron fireplace. Two understair cupboards, radiator and wall lights.

Kitchen 13'1" x 10'5" (4m x 3.20m)

Matching wall and base units with worksurface over. Space for Aga/cooker. Space for fridge/freezer and washing machine. Inset 1 ¼ bowl sink. Obscure glazed window to side and window to front. Tiled floor.

First Floor Landing

Access to loft.

Bedroom One 13'1" x 10'11" max (4m x 3.35m max)

Sash window to front, painted cast iron fireplace, double radiator. En-Suite (4.55m x 1.25m) Radiator, tiled shower enclosure, WC, wash hand basin, radiator, extractor fan.

Bedroom Two 11'11" x 9'0" (3.65m x 2.75m)

Window to rear aspect with views toward the Cathedral. Radiator and cast iron fireplace.

Outside

Wrought iron gate leads to pathway and steps to front door. Small planted area enclosed by low level brick wall. Pedestrian access to side. The rear garden is well enclosed by wall and wooden fencing with high level gate to side. The garden has a sunny (South Westerly) aspect and is paved over two levels with range of mature shrubs and apple tree. Garden shed.

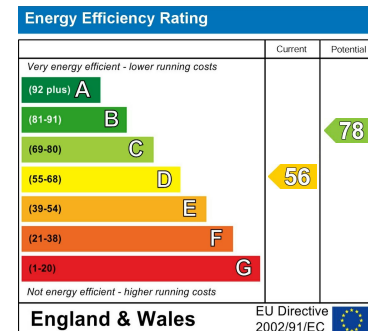
Area Map



Floor Plans



Energy Efficiency Graph



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