



35 Winchester Street

Salisbury, SP1 1HG

Guide price £350,000



A grade II listed property which has recently undergone an extensive level of remodelling and refurbishment. 35 Winchester Street is a property of great charm and character blended with modern installations and fittings which can only be truly appreciated by a visit. The property has adaptable accommodation over three floors as well as a separate studio/work room. The refurbishment has been well considered and finished to the highest standards with a lovely array of character features throughout. Accommodation comprises entrance hall, reception hall, sitting room, kitchen/breakfast room, two well proportioned first floor bedrooms (one could be used as a reception room), well re-fitted shower room, characterful third bedroom and cloakroom. Outside 35 Winchester Street has an attractive and private courtyard garden which leads to a useful and substantial studio/work space (5.3m x 2.5m). There is a good level of residents parking available. This property would make an ideal city base with huge home working potential, or a fantastic investment, an internal viewing is essential.



Directions

Proceed to Winchester Street passing the junction with Rollestone and Brown Street where number 35 can be found on your left.

Front Door to:

Entrance Hall

Exposed wall and ceiling beams, quarry tiled floor, column radiator, wall lights, stylish bulk head lighting with exposed industrial galvanised conduit.

Cloakroom

Low level WC and wash hand basin with tiled splashbacks. Column radiator, extractor fan and ceiling spotlights.

Reception Hall 8'4" x 7'4" (2.55m x 2.25m)

Stairs to first floor with cupboard under. Column radiator, wall lights and feature concrete flooring. Oak door.

Sitting Room 12'7" x 9'4" (3.85m x 2.85m)

Feature acid etched windows to front aspect. Exposed ceiling and wall beams, two column radiators, wall lights and electrical fuses.

Kitchen 11'5" x 11'11" (3.5m x 3.65m)

Shaker style wall and base units with granite worksurface over. Fitted Smegg range-style oven with gas hob, integral dishwasher, integral fridge/freezer. Range of full height units with plumbing and space for washing machine. Wall mounted gas combination boiler. Inset sink unit with mixer tap. Radiator, ceiling spotlights, concrete style flooring and double oak doors to hallway. Double doors to rear garden.

Landing 10'4" x 7'2" (3.15m x 2.2m)

Generous area with space for furniture. Stairs to second floor. Column radiator.

Bedroom One 11'9" x 10'8" (3.6m x 3.26m)

Window to front with feature window cills. Exposed ceiling beams, column radiator.

Bedroom Two 11'7" x 9'10" (3.55m x 3m)

A lovely room with vaulted ceiling and exposed beams. Window to rear aspect and column radiator.

Bathroom

Walk-in tiled shower enclosure with thermostatic controls, vanity basin and low level WC. Feature wall panelling, exposed brick wall, column radiator, rooflight, extractor fan and ceiling spotlights.

Bedroom Three 11'7" x 10'4" (3.55m x 3.15m)

Window to front aspect. Exposed ceiling and wall beams, deep storage cupboard. Access to loft.

Outside

The property has a lovely private courtyard garden which is very well enclosed by high level wall and fencing. Paved with grey sandstone, raised flower bed with mature Bay tree and outside light. Access to the studio. Zone E Residents parking available.

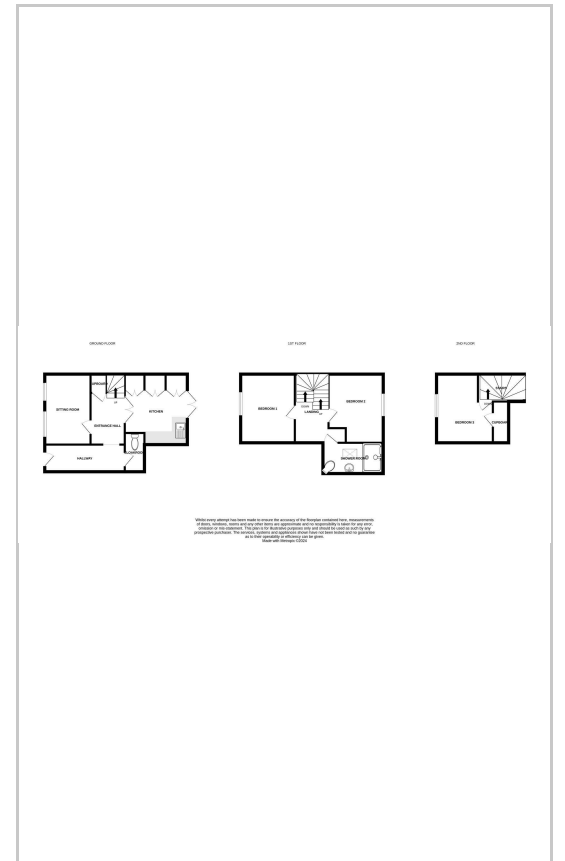
Studio 17'4" x 8'2" (5.3m x 2.5m)

Window and door to courtyard. Rooflight, column radiator, ceiling spotlights and wooden style flooring.

Area Map



Floor Plans



Energy Efficiency Graph

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