



## 40 The Borough

Salisbury, SP5 3ND

Guide price £300,000



A Grade II Listed cottage in need of extensive renovation with an exceptional garden located in the heart of the historic Borough. The cottage dates back we believe to the 18th century and was built of brick elevations under a thatch roof. The thatch was replaced within the last six years. The property needs modernisation, but has the benefit of a very large garden of a third of an acre as well as a large garage and further store room.



## Location

The property is located in the heart of the village within walking distance of the Coop supermarket, the church, public houses, schools and village hall. Salisbury is 6 miles to the north whilst the south coast and the New Forest are within easy reach as are Southampton and Bournemouth.

## Rear Lean-To 15'9" x 9'4" (4.81m x 2.87m )

Electric cooker point. Range of base cupboards.

## Inner Lobby

## Kitchen 7'2" x 4'5" (2.20m x 1.37m )

Single drainer sink unit. Cupboards.

## Office 10'10" x 8'0" (3.31m x 2.45m )

Fireplace.

## Rear Lobby

Airing cupboard housing hot water tank.

## Bathroom

Panel bath, wash hand basin and low level WC. Small loft space.

## Sitting Room 14'7" max x 11'10" (4.46m max x 3.62m)

Stairs to first floor. Fireplace. Front door. Night storage heater.

## Dining Room 12'4" x 6'7" (3.77m x 2.03m)

Welsh Dresser.

## First Floor:

## Bedroom One 13'10" x 11'8" (4.24m x 3.56m)

Night storage heater. Wardrobe.

## Bedroom Two 13'7" x 7'5" (4.15m x 2.27m)

Night storage heater.

## Outside

Long gardens extending to one third of an acre, partly overgrown. Storage shed.

## Garage 20'5" x 10'0" (6.23m x 3.06m)

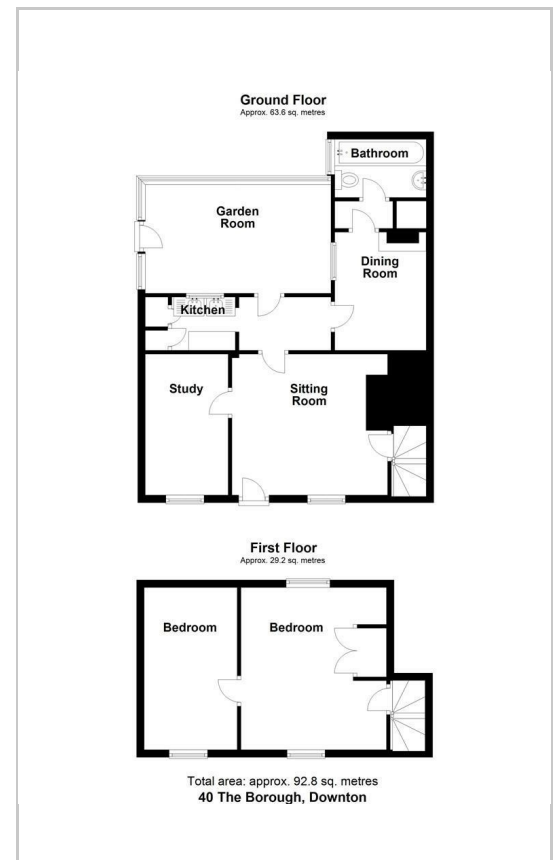
## Services

Mains electricity, water and drainage are connected to the property.

## Area Map



## Floor Plans



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