



4 Hillview Road

Salisbury, SP1 1HX

£209,950



This is a very pleasant mid terrace two bedroom cottage style property located within immediate access of the City centre. The property is built of rendered elevations possibly within the Victorian era and the remaining accommodation, with the benefit of gas fired radiator central heating (central heating boiler replaced new in 2018) and double glazing includes two separate reception rooms, modern kitchen and bathroom and a rear porch to the rear garden. Outside to the front there is a small gated garden area and to the rear steps (shared with the immediate neighbour) lead up to a private courtyard garden. The property is offered with vacant possession and has been a successful rental investment and also offers the opportunity for first time buyers or individual private ownership. There is some on street parking outside for a limited number of vehicles and there is residents' parking also in nearby Rampart Road.



Location

This cottage style property is located within immediate access to the City centre just outside the ring road. Salisbury has an excellent range of shopping facilities in both the independent and brand name stores and there is a fine range of supermarkets. Social amenities include two theatres, five screen cinema and a leisure centre and there are a variety of international restaurants and pubs. The City also boasts excellent schools in the private, grammar and state sectors and within easy reach there is a mainline railway station with connections to London Waterloo.

APPROACHED THROUGH THE GATED FRONT GARDEN AND FRONT DOOR:

Sitting Room 3.43m x 3.12m

With laminate flooring, radiator, meter cupboard, television aerial point and various telephone connections.

Door way to

Dining Room 12'9" x 11'4" (3.89m x 3.47m)

With staircase rising to first floor with recess beneath, radiator, television aerial point, step up and double doors to rear porch.

Door way to:-

Kitchen 9'6" x 5'4" (2.91m x 1.65m)

Replaced in 2017 and fitted with laminate work surfaces to two walls with base cupboards and drawer units and matching wall cupboards, four ring ceramic hob with under oven, stainless steel single drainer sink unit, Worcester gas fired boiler, space and plumbing for dishwasher, radiator, ceiling down lights.

Rear Porch 5'10" x 5'7" (1.79m x 1.72m)

With worktop and space beneath with plumbing for washing machine. Door to rear garden.

First Floor Landing

Loft hatch to roof space.

Bedroom One 11'3" x 10'2" (3.45m x 3.12m)

At the front of the property and with built in cupboard, radiator.

Bedroom Two 10'5" x 7'7" (3.20m x 2.33m)

At the rear of the property with wardrobe and radiator.

Bathroom

Fitted with a modern white suite of panelled bath with hand mixer shower attachment and side screen, pedestal wash hand basin, low level WC, radiator.

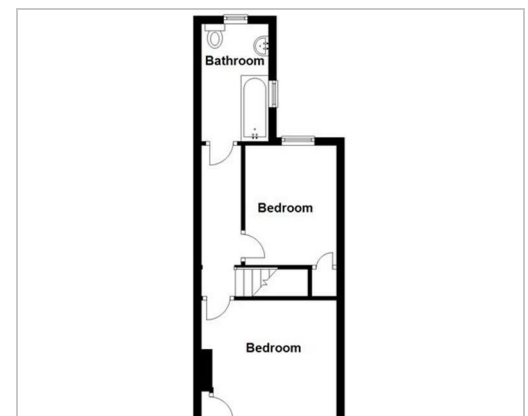
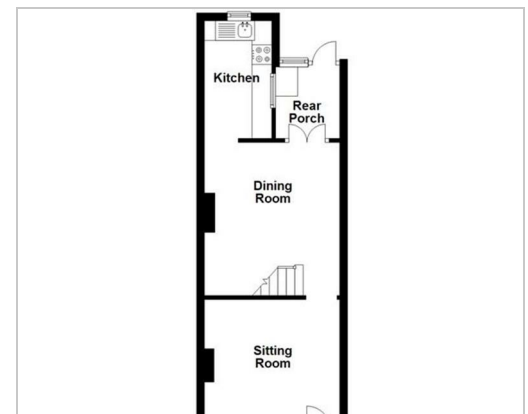
Outside

At the front of the property there is a walled and gated front garden area and to the rear approached via shared steps (with one neighbour) leading up to a paved private garden with flower beds and timber garden shed.

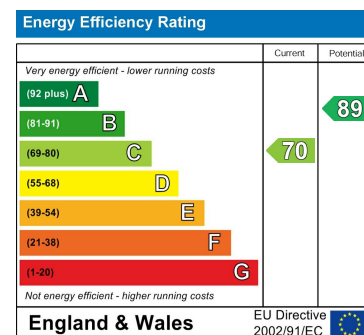
Area Map



Floor Plans



Energy Efficiency Graph



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