



54 Campbell Road

Salisbury, SP1 3BG

£365,000



A lovely character home a short walk from the city centre, offered for a sale with no chain. 54 Campbell Road is a well proportioned house with a good level of accommodation, yet great scope exists to extend or convert the substantial loft (subject to consent). The house is double glazed with gas heating with modern kitchen and bathroom fittings, whilst character features can be found throughout the property. 54 Campbell Road has a lovely rear garden with a Southerly aspect and views toward Salisbury Cathedral and beyond. Campbell Road is a leafy no-through road a short walk from the city centre, the road is fortunate to have a generous level of on-street parking. This is a great opportunity to acquire such a stylish character home with great charm, an early internal viewing is advised.



Directions

Proceed to St Marks Avenue turning into Campbell Road. Number 54 can be found on the left-hand side around halfway along the road.

Storm Porch

Part glazed front door to:

Entrance Hall

Stairs to the first floor. Dado rail, exposed floorboards and radiator.

Sitting Room 14'1" x 10'4" max (4.3m x 3.15m max)

Double glazed bay window to front aspect. Open fireplace with painted surround and slate hearth. Range of recess shelving, radiator, telephone point and exposed floorboards.

Dining Room 12'9" x 10'9" max (3.9m x 3.3m max)

Double glazed window to rear aspect. Open fireplace with exposed brick chimney breast, vertical radiator and exposed floorboards.

Kitchen 13'1" x 7'5" (4m x 2.27m)

Matching wall and base units with work surface over. Inset gas hob with electric oven under and extractor hood. Space for fridge/freezer, washing machine and tumble dryer or dishwasher. Inset stainless steel sink unit with mixer tap with tiled splashbacks. Full height storage cupboard, double glazed door and window to side and double-glazed window to rear with views over the rear garden.

First Floor Landing

Double width linen cupboard. Generous loft access with drop down ladder.

Bedroom One 13'9" max x 11'7" (4.2m max x 3.55m)

Twin double-glazed windows to front aspect. Double radiator.

Bedroom Two 12'1" x 8'4" (3.7m x 2.55m)

Double glazed window to rear aspect with far reaching views over the city and Salisbury Cathedral. Radiator.

Bedroom Three 7'6" x 6'6" (2.3m x 2m)

Sash style window to rear aspect with far reaching views. Radiator.

Bathroom

Refitted white suite comprising push button WC, vanity basin with storage under and paneled bath with mixer/shower attachment. Tiled walls, heated towel rail and double-glazed window to side aspect.

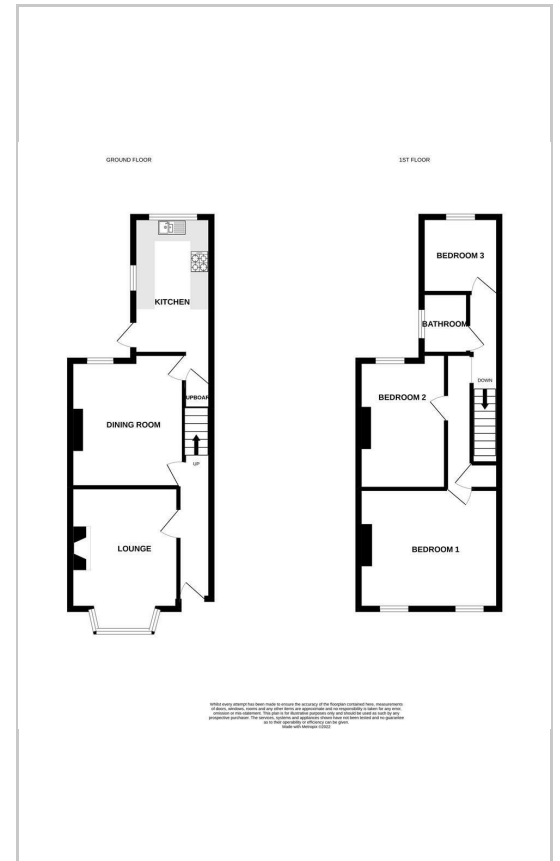
Outside

The property has an attractive front garden enclosed by a low-level wall with wrought railings over. Path to the front door with charming, planted area. The rear garden has a Southerly aspect and lovely far-reaching views. Immediately outside the kitchen is a paved area with low level storage. Beyond is an astro turfed/paved seating area with a selection of mature planting, a path leads past a very attractive flower border to a generous paved patio. Steps lead down, past further well-stocked flower beds, to a substantial greenhouse and shed. Pedestrian gate to the rear.

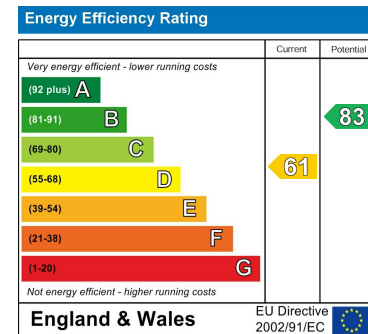
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.