



16 St. Edmunds Church Street

Salisbury, SP1 1EF

£335,000



A truly charming grade 2 listed house offered for sale in great order throughout and bursting with character. Parts of 16 St Edmunds Church Street date back to the thirteenth century and the level of character features and history is breathtaking. Generally, the property is very practical with workable ceiling heights, user friendly staircases etc. The accommodation is flexible with four bedrooms and two reception rooms over three floors. The kitchen is a very generous size with modern fittings and integral appliances, the bathroom is also well fitted. 16 St Edmunds Church Street also has a very attractive and private rear courtyard, and the green spaces of The Greencroft and Bourne Gardens are also very close. Venditum highly recommends an internal viewing of this truly special home.



Directions

Proceed to St Edmunds Church Street where number sixteen can be found around half way along.

Front Door

Entrance Lobby

Glazed panelled door to:

Sitting Room 11'8" x 14'7" (3.56m x 4.46m)

Window to front aspect. Feature inglenook fireplace with inset log burner. Herringbone hearth. Fantastic range of wall and ceiling beams. Exposed brickwork. Wall lights. Double radiator. Laminate flooring.

Dining Room 11'3" x 17'4" reducing to 14'1" (3.45m x 5.3m reducing to 4.3m)

Stairs to first floor with cupboard under. Double radiators. Wall and ceiling beams. Exposed brickwork. Wall lights. Laminate flooring.

Kitchen 10'5" x 9'10" (3.2m x 3m)

Matching contemporary wall and base units with work surface over. Inset Neff gas hob with extractor and eye level double oven. Plumbing and space for washing machine and further undercounter utility space. Inset stainless steel sink unit with mixer tap over. Tiled splashbacks. Concealed gas boiler. Double doors leading to the rear garden.

First Floor Landing

Stairs to second floor. Generous study area. Double radiator. Range of wall and ceiling beams.

Bedroom Two 11'2" x 11'9" (3.41m x 3.6m)

Window to front aspect. Double radiator. Attractive range of wall and ceiling beams. Wall lights.

Bedroom Four 8'10" x 7'4" (2.7m x 2.26m)

Window to rear aspect. Double radiator. Range of wall and ceiling beams.

Bathroom

White suite comprising panelled bath with shower over and screen to side. Vanity basin and concealed cistern WC. Heated towel rail, window to rear aspect and extractor fan.

Second Floor Landing

Partially vaulted with Velux window. Deep wardrobe cupboard and full height airing cupboard.

Bedroom One 13'11" max x 11'1" (4.25m max x 3.4m)

Vaulted ceiling with exposed beams. Window to rear aspect and Velux window to side. Double radiator. Vanity basin with mixer tap and range of cupboards.

Bedroom Three 11'8" x 11'5" restricted head height) (3.56m x 3.5m restricted head height))

Window to front aspect. Exposed wall beams, wall lights and double radiator. Sloping ceilings.

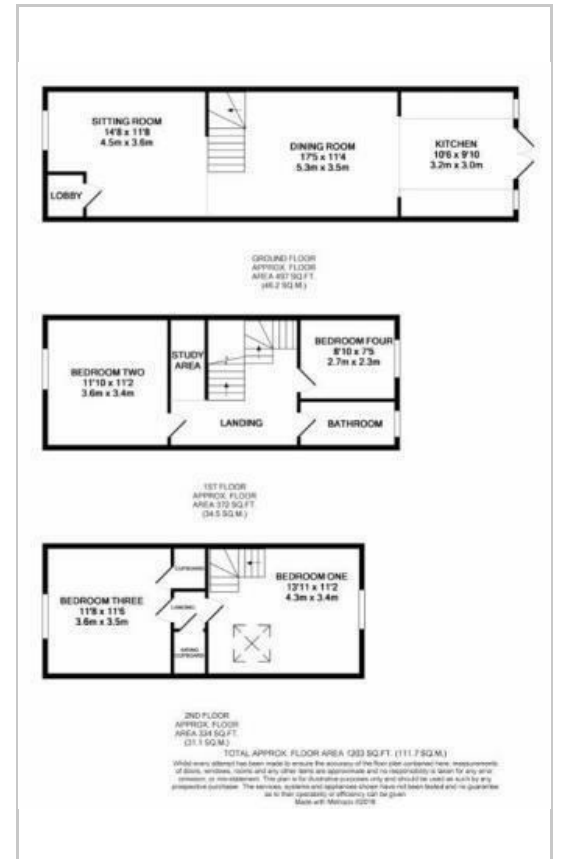
Rear Courtyard 13'1" x 12'2" (4m x 3.71m)

Well enclosed by high level wall and fencing. Steps up to raised deck area. Well stocked raised flower beds.

Area Map



Floor Plans



Energy Efficiency Graph

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