



66 St. Edmunds Church Street

Salisbury, SP1 1EQ

£350,000



A particularly spacious city centre home offered in good order, but with huge potential to personalize. 66 St Edmunds Church Street is an interesting property with far greater frontage than a normal terraced property, therefore providing more generously proportioned rooms. The house also benefits from a ground floor WC, useful rear porch/utility room and first floor bathroom with separate shower. 66 St Edmunds Church Street is double glazed with gas heating and is generally well maintained. To the rear of the property is a well enclosed paved garden which is particularly peaceful and private. The location is perfect for accessing all the city centre amenities with Bourne Gardens, Arts Centre and Greencroft Park a short walk from your door. An early internal viewing is advised.



Directions

Number 66 St Edmunds Church Street can be found between Salt Lane and Bedwin Street.

Hall

Double glazed front door. Radiator. Feature arch and stairs to first floor.

Front Reception Room 11'11" max x 12'11" (3.65 max x 3.95m)

Twin double glazed front windows to front aspect. Radiator. Open plan fireplace with tiled hearth. Picture rail and coving. Semi-open to:

Sitting Room 12'11" x 16'4" (3.95m x 5m)

Fireplace. Two radiators with covers. Full height cupboard. Opening to breakfast room. Picture rail, coving and ceiling spotlights.

Breakfast Room 8'0" x 8'2" (2.46m x 2.5m)

Double glazed doors to rear courtyard. Radiator.

Kitchen 8'10" ext to 9'10" x 8'6" (2.7m ext to 3m x 2.6m)

Matching wall and base units with worksurface over. Inset stainless steel sink unit with mixer tap. Space for oven and fridge/freezer. Two double width shelved larder cupboards. Semi open-plan to breakfast room.

Rear Lobby

Door to:

Cloakroom

Low level WC and wash hand basin with tiled splashback. Radiator and obscure double glazed window.

Rear Porch 9'0" x 4'7" (2.76m x 1.4m)

Double glazed windows to rear and door to side. Power, light and tiled floor.

First Floor Landing

Full height linen cupboard. Drop down loft access with ladder. Two radiators.

Bedroom One 11'11" x 10'11" (3.65m x 3.35m)

Double glazed window to rear aspect. Built in double wardrobe. Cast iron fireplace and radiator.

Bedroom Two 10'11" x 9'6" (3.35m x 2.9m)

Double glazed window to front aspect. Built in double wardrobe. Cast iron fireplace.

Bedroom Three 8'10" x 6'10" (2.7m x 2.1m)

Double glazed window to front aspect.

Bathroom 8'4" x 9'10" (2.55m x 3m)

White suite comprising WC, pedestal basin, panelled bath and separate shower enclosure with thermostatic controls. Tiled splashbacks. Wall mounted Worcester gas boiler and heated towel rail. Obscure double glazed windows to side and rear aspect.

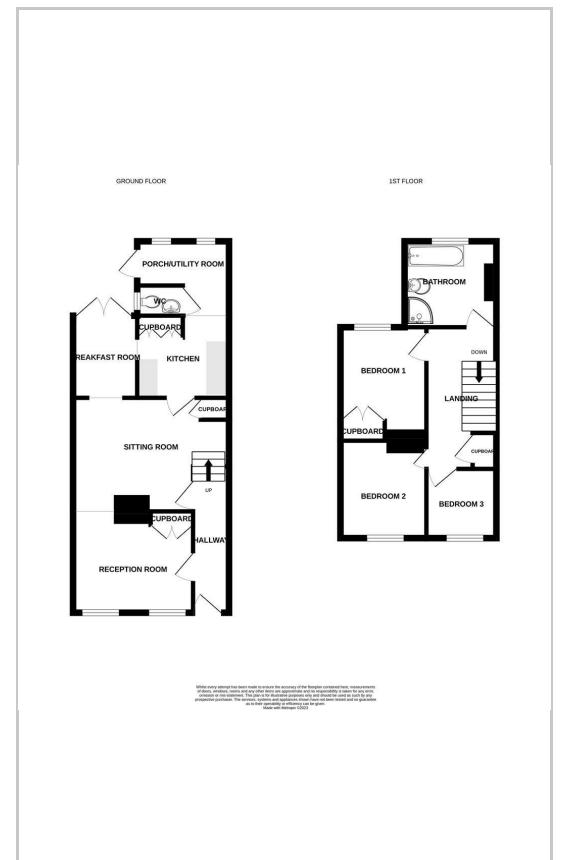
Outside

Rear Garden – Laid out over two levels, immediately outside the breakfast room is a paved area with outside tap. Generous steps lead up to a more generous paved area which is well enclosed by high level wall and fence. The space is remarkably private and quiet.

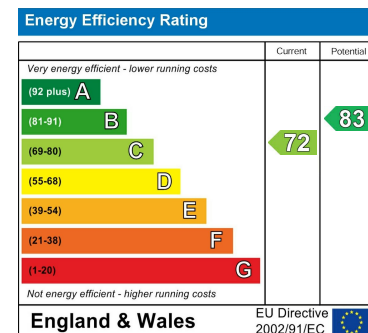
Area Map



Floor Plans



Energy Efficiency Graph



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