

VENDITUM

RESIDENTIAL SALES

EST. 2004



74 St. Marks Road

Salisbury, SP1 3AZ

£425,000



A greatly improved and stylishly presented three storey end terrace home located in one of the city center's most sought after locations. 74 St Marks Road is a well presented property, yet still offers scope for enhancement and personalisation. The property has a semi-open plan ground floor which suits modern family life perfectly, three double bedrooms are split over the first and second floor providing great flexibility and a particularly generous first floor bathroom. Outside, 74 St Marks Road enjoys an attractive mature garden with a good level of planting and several seating areas as well as a summer house. St Marks Road is a lovely tree lined one way street a short walk from Wyndham Park and Bourne Gardens, the central location also means all of the city centre amenities are within walking distance. An internal viewing is essential.



Directions

Proceed to Queens Road turning into St Marks Road. Follow the road for a short time where number 74 can be found on your left.

Storm Porch

Tiled floor and part glazed door to:

Entrance Hall

Stairs to first floor, wooden flooring and semi-open plan to

Dining Room 14'9" x 11'9" (4.5m x 3.6m)

Double glazed window to rear aspect, glazed doors to sitting room, fireplace recess with inset log burner, wooden floor and opening to kitchen.

Sitting Room 11'9" x 11'1" (3.6m x 3.4m)

Double glazed bay window to front aspect. Fireplace recess with inset log burner.

Kitchen 12'5" x 8'10" (3.8m x 2.7m)

Matching range of wall and base units with slimline worksurface over. Inset electric hob with extractor hood over, eye level double oven, integral fridge/freezer and dishwasher, space for washing machine. Inset sink unit with mixer tap, double glazed window to side and rear aspect, wooden style flooring.

Utility/Garden Room

Door to rear garden.

First Floor Landing

Stairs to second floor, full height storage cupboards.

WC

Separate WC accessed from the landing.

Bedroom One 13'9" x 11'9" (4.2m x 3.6m)

Double glazed sash style window to front aspect and wooden style flooring.

Bedroom Two 11'9" x 8'10" (3.6m x 2.7m)

Double glazed window to rear aspect and wooden style flooring.

Bathroom

White suite comprising WC, vanity basin and panelled bath with shower over, tiled splashbacks, double glazed window to rear aspect, double width airing cupboard housing gas boiler and painted floorboards.

Bedroom Three 14'1" x 12'1" (4.3m x 3.7m)

Double glazed window to front aspect, wooden flooring.

Outside

To the front of the house is an attractive area of garden with planted flower bed and stoned area. Tiled path and steps to front door. Immediately outside the rear door is a generous paved patio, further decked area with seating. Steps lead up to two areas of lawn with a selection of mature planting including apple tree. Toward the far end of the garden is a raised deck area which provides access to the summer house with power and light. Beyond is pedestrian access to the rear via high level gate.

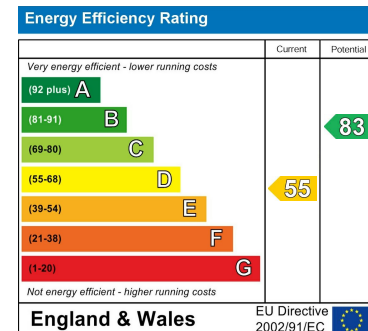
Area Map



Floor Plans



Energy Efficiency Graph



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