



82 College Street

Salisbury, SP1 3AL

£295,000



A lovely three storey townhouse sitting within this favoured city location overlooking Wyndham Park. 82 College Street is an extended and generally well presented property offered with vacant possession, the property is double glazed with gas heating as well as modern kitchen and bathroom with separate shower enclosure. 82 College Street has an attractive courtyard garden with pedestrian access and good levels of on-street residents parking. The location is fantastic with a lovely leafy aspect to the front, Wyndham Park and Bourne Gardens are on your doorstep as well as all of the city centre amenities. This is a great opportunity to acquire a classic townhouse in such a great location.



Directions

Proceed to College Street following the road to the bottom of the hill and as it bends right Number 82 can be found on the right hand side.

Sitting Room 10'11" x 11'3" (3.35m x 3.45m)

Double glazed window to front. Feature Fireplace. Radiator, range of built in cupboards and shelving. Laminate floor and ceiling spotlights. Stairs to first floor.

Dining Room 10'9" x 10'8" (3.3m x 3.26m)

Understair recess. Radiator, range of shelving. Laminate flooring. Ceiling spotlights. Steps with pocket sliding doors.

Kitchen 11'7" x 9'0" (3.55m x 2.75m)

Matching range of wall and base units with work surface over, Inset gas hob, extractor. Eye level oven. Space for fridge/freezer. Inset stainless steel sink unit with mixer tap and splashbacks. Wall mounted Vaillant gas boiler. Tiled floor, part vaulted ceiling with Velux windows. Double doors to garden.

First Floor Landing

Stairs to second floor. Radiator.

Bedroom One 10'11" x 11'1" (3.35m x 3.4m)

Double glazed window to front aspect. Feature cast iron fireplace, radiator and ceiling spotlights.

Bathroom 8'8" x 8'2" extending to 10'11" (2.65m x 2.5m extending to 3.35m)

Freestanding bath, WC and twin feature vanity basin with tiled splashbacks. Walk-in shower enclosure with thermostatic controls and wet wall splashbacks. Heated towel rail. Obscure double glazed window. Full height utility cupboard with plumbing and space for washing machine.

Second Floor

Bedroom Two 13'11" x 9'0" (4.25m x 2.75m)

Full range of built in wardrobes (five) with mirrored sliding doors. Double glazed window to rear. Radiator.

Bedroom Three 10'11" x 9'0" (3.35m x 2.75m)

Double glazed window to front with lovely views over Wyndham Park. Four built in full height wardrobes with sliding doors. Feature fireplace.

Rear Garden

Paved patio area well enclosed by high level wall and fence. Gate to rear and garden shed.

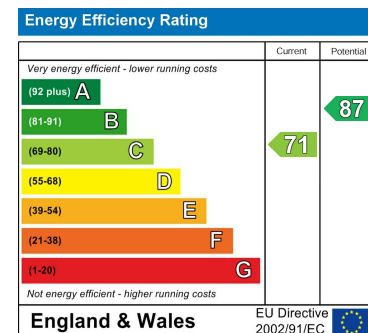
Area Map



Floor Plans



Energy Efficiency Graph



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