



51 Rectory Road

Salisbury, SP2 7SD

£499,950



A most delightfully and well presented terraced Victorian townhouse of brick elevations beneath a tiled roof. The comfortably proportioned accommodation includes a reception hall with arched feature, separate sitting and dining rooms, modern kitchen/breakfast room, conservatory and ground floor cloakroom. On the first floor from the large landing there are three bedrooms, the master having an en-suite shower room, and a family bathroom. Whilst the accommodation benefits from gas fired central heating and double glazing, outside there is a small garden frontage and there is a south facing well proportioned courtyard garden with outside store/workshop and gated rear pedestrian access. The property will be offered with vacant possession. An early viewing of this property is highly recommended.



Location

This terraced townhouse is located within a cul-de-sac within the city centre and therefore ideally located for access to the central shopping and social amenities, the cathedral and the mainline railway station serving London/Waterloo. This historic cathedral city has an excellent variety of supermarkets and shops. Social amenities include two theatres, a five-screened cinema and the Five Rivers Leisure Centre and there are a number of varying sports clubs for all ages. Schools have an excellent reputation generally and are in the state, grammar and independent systems.

Entrance Hall

Paved path to front door to entrance hall with feature arch, straight flight of stairs with recess beneath to first floor, electric and gas meter cupboard, radiator.

Dining Room 14'6" x 11'11" (4.42m x 3.64m)

Bay window, feature fireplace, parquet floor, hatch to kitchen, four wall lights, ornate cornices, radiator.

Sitting Room 21'8" x 10'1" (6.61m x 3.08m)

Double aspect with windows to side and sliding doors to garden room/conservatory, feature brick fireplace with raised hearth and fitted dresser style units with shelves, double cupboard storage, four wall lights, radiator, telephone and television aerial point.

Garden Room/Conservatory 7'9" x 7'3" (2.37m x 2.22m)

Tiled floor, ceiling blinds, radiator, door to garden and sliding door to :

Cloakroom

With low level WC and wash hand basin

Kitchen 14'6" x 9'9" (4.43m x 2.98m)

Walk-through area (1.46m x 1.21m) to sliding door and garden. Comprehensively fitted with laminate worksurfaces, base cupboards and drawers and matching wall cupboards in cream colour, gas hob with filter above, split-level Miele classic oven and combined microwave, integral fridge/freezer, space and plumbing for washing machine and dishwasher, radiator, separate shelved surface, stainless steel 1 and 1/2 bowl single drainer sink unit, serving hatch to dining room, wood flooring.

First Floor Landing

Hinged loft hatch, radiator, airing cupboard.

Bedroom One 15'9" x 12'1" (4.82m x 3.70m)

Feature tiled fire place, fitted pair of double door wardrobe cupboards and louvre doors to:

En-Suite Shower

With tiled and screened mains shower, low level pedestal wash hand basin with tiling behind, recessed shelving, theatre mirror, radiator.

Bedroom Two 13'2" x 10'1" (4.03m x 3.08m)

At the rear of property with ornamental fireplace, radiator.

Bedroom Three 9'11" x 9'4" (3.03m x 2.85m)

Cupboard housing Worcester gas fired boiler, radiator, aspect to rear.

Family Bathroom

Fitted with a modern white suite of panelled bath with tiling around, vanity unit with inset low level WC and wash hand basin with cupboards and mirror above, separate main shower with acrylic wet walling, ceiling downlights, extractor fan, towel radiator.

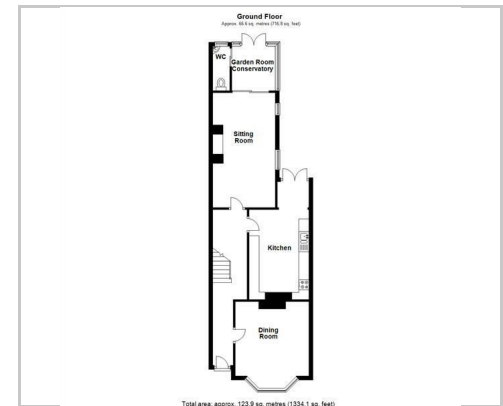
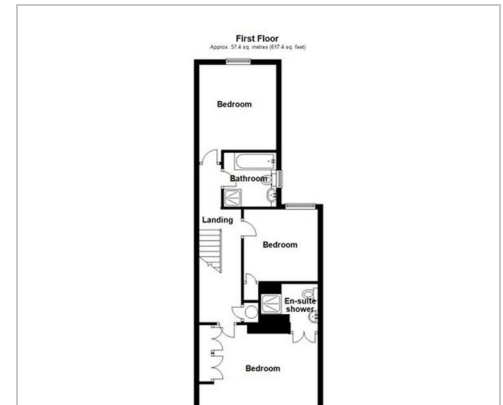
Outside

To the front of the property the shallow front garden is walled and paved and has pedestrian access to the front door. At the rear and with steps down from both the kitchen and the garden room there is a well proportioned courtyard style garden, garden store/workshop.

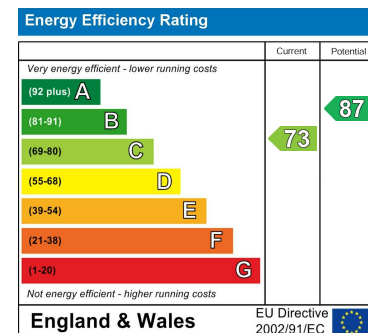
Area Map



Floor Plans



Energy Efficiency Graph



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