

VENDITUM

RESIDENTIAL SALES

EST. 2004



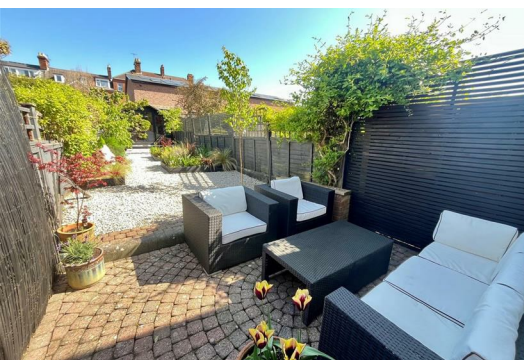
64 College Street

Salisbury, SP1 3AL

£339,950



A beautifully presented and stylish two double bedroom property within this prime city centre location. 64 College Street is a well proportioned character home with modern fittings and is presented in excellent decorative order throughout. The property enjoys a lovely rear garden which boasts extensive levels of planting, whilst remaining low maintenance. Accommodation comprises entrance hall, sitting room, dining room, well fitted kitchen, two double bedrooms and generous bathroom with separate shower enclosure. Other features include sash style double glazing, gas heating, log burner and character features including exposed floorboards. Sitting within this extremely popular city centre road number 64 enjoys a pleasant tree-filled view to the front and is a few metres from Wyndham Park. The peaceful location provides great walking access to city centre amenities, an internal viewing is essential.



Directions

Proceed to Estcourt Road turning left into College Street. Proceed down the hill where number 64 can be found on your right just before the road bends right.

Entrance Hall

Painted floorboards.

Sitting Room 10'10" x 9'10" (3.31m x 3m)

Double glazed sash window to front aspect, radiator, inset log burner with slate hearth. Painted floorboards.

Dining Room 13'1" x 13'1" max (4m x 4m max)

Stairs to first floor with open space and storage cupboards under. Feature fireplace recess, radiator, double doors to garden and painted floorboards.

Kitchen 11'9" x 6'10" (3.6m x 2.1m)

Matching range of contemporary wall and base units with oak work surface over. Inset 1 ¼ bowl sink with mixer tap, inset gas hob, electric oven and extractor hood, space for fridge/freezer, dishwasher and washing machine. Windows overlooking the rear garden, painted floorboards.

First Floor Landing

Full height storage/linen cupboards. Drop down ladder to loft and painted floorboards.

Bedroom One 13'5" max x 10'10" (4.1m max x 3.31m)

Double glazed sash style window to front aspect, radiator and painted floorboards.

Bedroom Two 13'1" x 7'8" (4m x 2.35m)

Double glazed sash style window, radiator and painted floorboards.

Bathroom 11'9" x 6'10" (3.6m x 2.1m)

White WC, basin and panelled bath with mixer/shower attachment, walk in shower enclosure with thermostatic controls and tiled splashbacks. Full height airing cupboard housing Baxi combination boiler with shelving. Window to rear aspect, extractor fan, wall and ceiling lights and heated towel rail.

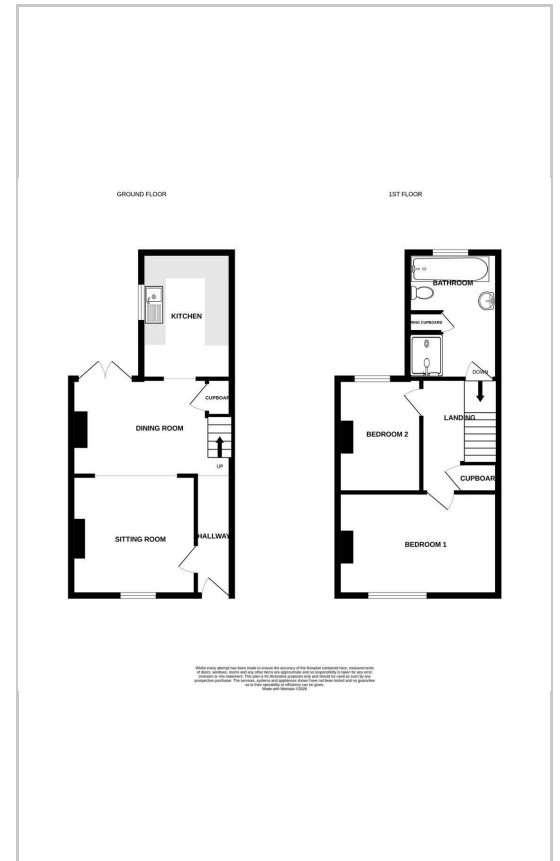
Outside

Immediately outside the dining room doors is an attractive brick paved seating area. Beyond is a generous gravelled area with a number of attractively planted raised flower beds and ornamental trees. At the far end of the garden is a summer house/studio.

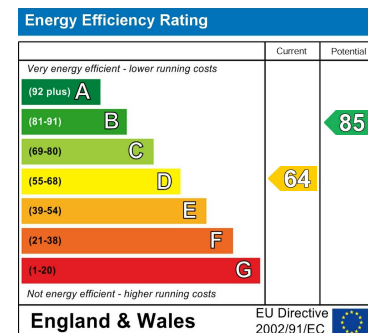
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.