



90 Gigant Street

Salisbury, SP1 2BQ

Guide price £349,950



A well presented and deceptive townhouse located within a prime city centre location. 90 Gigant Street is a versatile home laid out over three floors which can easily yield four bedrooms and two reception rooms. The house has a number of features only appreciated by a viewing, these include the 5.5m kitchen/breakfast room with roof lantern, tranquil and sunny rear garden and lovely views toward Salisbury Cathedral. Generally 90 Gigant Street is very well presented, with all windows replaced (except the kitchen) in 2015 with modern sash windows from Thermaglaize. The house also benefits from gas central heating and a ground floor cloakroom. Gigant Street is a quiet through road within the city centre, the position provides easy access to a whole host of amenities. An early internal viewing is essential.



Directions

Proceed to Milford Street turning right into Gigant Street. Number 90 can be found on the right hand side just beyond Brewery Lane.

Entrance Hall

Double glazed front door. Stairs to first floor, radiator and tiled flooring.

Cloakroom

Low level WC and vanity wash basin. Low level storage. Underfloor heating.

Sitting Room 14'5" x 8'10" (4.4m x 2.7m)

Double glazed sash window to front aspect. Feature fireplace with exposed brickwork and shelving, wall lights, radiator and dado rail.

Dining Room 12'3" x 9'6" (3.75m x 2.9m)

Double glazed sash style window to rear garden. Timber flooring with underfloor heating.

Kitchen/Breakfast Room 18'0" x 7'10" (5.5m x 2.4m)

Lovely light room fitted with shaker style wall and base units with solid wooden work surface. Inset one and quarter bowl ceramic sink unit with mixer tap. Inset induction hob with extractor hood over, built in eye level Neff 'hide and slide' oven and warming drawer. Space for fridge/freezer, washing machine and undercounter appliances. Underfloor heating and space for dining table. Roof lantern, double glazed windows to rear and side aspects and double glazed door to side.

First Floor Landing

Stairs to second floor.

Bedroom One 12'11" x 12'3" (3.95m x 3.75m)

Double glazed sash window to front aspect. Column radiator.

Bedroom Four/Study 9'10" x 5'4" (3m x 1.65m)

Double glazed sash window to rear aspect. Wall mounted Worcester gas combination boiler and radiator.

Bathroom 9'2" x 6'6" (2.8m x 2m)

White suite comprising low level WC, pedestal basin, panelled bath and separate shower enclosure with thermostatic controls. Tiled splashbacks, radiator and obscure glazed sash windows.

Second Floor Landing

Bedroom Two 12'7" x 12'3" (3.85m x 3.75m)

Double glazed sash style window to front aspect. Radiator.

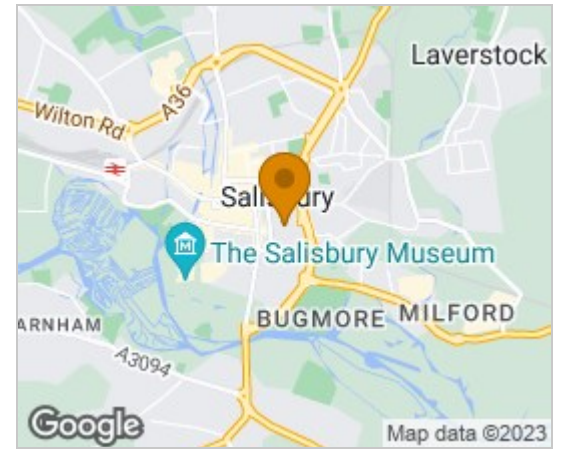
Bedroom Three 12'7" x 12'1" 16'4" (3.85m x 3.7 5m)

Double glazed sash style window to rear aspect with lovely views toward Salisbury Cathedral. Built in walk-in wardrobe and stripped floorboards.

Outside

The property has a lovely sunny rear garden which has been landscaped to amplify its privacy. Immediately outside the kitchen door is a useful covered area. The main area of garden is well enclosed by wooden fencing and laid to stone paving for low maintenance. On three sides are raised flower beds with a lovely array of planting. The property falls within parking zone E which allows for two residents parking permits with the opportunity to purchase visitors permits on an ad hoc basis.

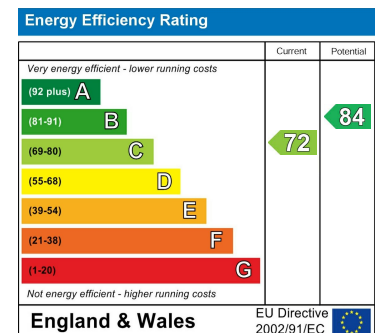
Area Map



Floor Plans



Energy Efficiency Graph



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