



## 54 George Street

Salisbury, SP2 7BB

£270,000



A very well presented three bedroom home toward the end of this no-through road a short distance from the railway station and city centre.



54 George Street is a deceptive house with a surprisingly spacious and airy feel, the current owners have carried out numerous improvements and refinements making the property a very practical and comfortable home. Accommodation comprises 7.95m reception room, fitted kitchen, three good size bedrooms and generous bathroom with separate shower enclosure. The property is double glazed (with acoustic glass), benefits from gas heating, log burner and attractive rear garden with a Southerly aspect. 54 George Street has access to a good level of on-street permit parking and also sits with easy walking distance of the city centre, railway station and Waitrose. This is a superb opportunity to acquire a character home in such a convenient location.

### Directions

Proceed to York Road turning second right into George Street. Number 54 can be found toward the far end on the right hand side.

### Entrance Lobby

Double glazed door to:

### Lounge/Dining Room 26'0" x 12'7" (7.95m x 3.85m)

Double glazed window to front aspect. Inset log burner with stone hearth. One double radiator. Recently refitted stairs to first floor with substantial cupboard under. Double glazed door to rear garden.

### Kitchen 9'2" x 7'4" (2.8m x 2.25m)

Refitted wall and base units with worksurface over. Inset gas hob with oven under and extractor hood. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Wall mounted gas combination boiler, heated towel rail. Inset stainless steel sink unit with mixer tap. Double glazed window overlooking the rear garden.

### First Floor Landing

Stairs to second floor. Linen cupboard with radiator.

### Bedroom One 12'7" x 11'9" (3.85m x 3.6m)

Double glazed window to front aspect. Radiator.

### Bedroom Three 10'4" x 7'6" (3.15m x 2.3m)

Double glazed window to rear aspect. Radiator and deep understair recess.

### Bathroom

White suite comprising WC, pedestal basin, shower enclosure and panelled bath with mixer tap. Heated towel rail, double glazed window, extractor fan.

### Second Floor

### Bedroom Two 14'3" x 11'5" (4.35m x 3.5m)

Double glazed window to front aspect. Low level eaves storage.

### Outside

The very attractive garden is very well enclosed by wooden fencing and block wall and benefits from a Southerly aspect. Immediately outside the rear door is a decked area, beyond is a paved area interspersed with attractive planting. Toward the far end of the garden is a raised seating area.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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