



19 Hartington Road, Salisbury, Wiltshire, SP2 7LG

Guide Price £275,000 Freehold

A recently refurbished two double bedroom property located in this popular terrace with a south-facing rear garden.

Directions

At the Fisherton Street roundabout go straight ahead and leave Salisbury on the Devizes Road. After approximately 100 yards turn left into Hartington Road where the property will be found in a terrace with pedestrian access on the left hand side.

Description

The property is presented in excellent decorative order, having been recently redecorated throughout and has the benefit of two double bedrooms on the first floor with a family bathroom. The property has particularly high ceilings, therefore creating a feeling of space and there are two reception rooms on the ground floor, both with fireplaces. The kitchen/breakfast/living room is to the rear, being open plan, and this has an excellent range of fitted units together with the usual integrated appliances. The property has the benefit of gas fired central heating and PVCu double glazing throughout. The gardens are predominantly to the front, with an area of lawn and flower borders together with a useful summerhouse and timber garden shed. The rear garden is south-facing, with a small storage shed. This is a particularly attractive terrace and an internal inspection is highly recommended.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Tiled step.

Sitting Room

Stairs to first floor with storage space beneath, double cupboard with shelves over, cast iron fireplace with tiled hearth and inset.

Dining Room

Open fireplace with mantle over.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers. Breakfast bar with contemporary lighting over, inset stainless steel sink and drainer with mixer tap over, 4 ring hob with oven below and hood above, space and plumbing for washing machine and dishwasher, door to garden, wall mounted gas boiler for heating and hot water, tiled floor and splashbacks.

Landing

Bedroom 1

Wardrobe and built-in dressing table.

Bedroom 2

Cupboard housing lagged hot water cylinder.

Bathroom

New bathroom suite comprising panelled bath with shower over and shower screen, wash hand basin set in vanity unit, low level WC.

Outside

There is a long front garden, enclosed by timber fencing to all sides, laid to lawn with paved patio, shrubs and flowerbeds. There is a small summerhouse to rear. To the rear is a gravelled courtyard with rear pedestrian access gates to both sides. Outside water tap.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

Parking

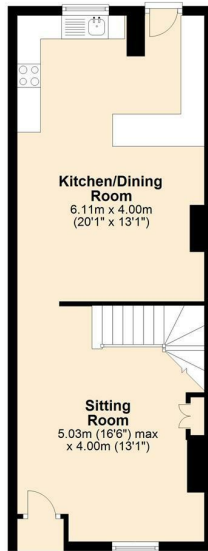
Parking: At present there is permit parking on the street but there is the potential for obtaining a permit from the Conservative Party car park behind, which costs £40 per month. Please ask the Agent for further details.

WHAT3WORDS

What3Words reference is: ///slick.float.shine

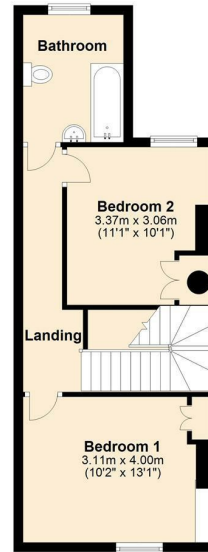


Ground Floor
Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 78.0 sq. metres (840.0 sq. feet)

First Floor
Approx. 39.7 sq. metres (427.6 sq. feet)



Energy Efficiency Rating	
Current	Potential
Vary energy efficient - lower running costs	
(92 plus) A	88
(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



WHITES
Castle Chambers, 47 Castle Street, Salisbury,
Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk

