



30 George Street, Salisbury, Wiltshire, SP2 7BA

£250,000 Freehold

**A two bedroom terraced house in a side road location close to the city centre. offered with no onward chain.**

## **Description**

The property is a character, two bedroom terraced house conveniently situated in a side road location just outside the city centre. The house has been recarpeted and redecorated and offers well proportioned accommodation with an enclosed, lawned garden to the rear. The property enjoys an east/west orientation, is fully double glazed, has gas fired central heating and is offered to the market with no onward chain.

On the ground floor is an entrance porch and hallway, a sitting room leading through to a dining room which leads in turn to a kitchen. There is a rear lobby with a useful ground floor cloakroom and a back door leading to the garden. On the first floor is a double bedroom with fitted wardrobes, a further bedroom and a bathroom with a white suite.

George Street lies just outside the ring road with easy access to the railway station, Waitrose superstore and the city centre and is within the catchment area for the sought after Sarum St Pauls primary school.

## **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

### **Entrance porch**

PVCu double glazed front door, inset doormat, door to;

### **Entrance hall**

Inner front door, inset doormat, stairs, door to dining room.

### **Sitting room 11'4" x 9'7" (3.46m x 2.94m)**

Window to front, radiator, TV point, gas and electricity meter cupboards, through to;

### **Dining room 13'0" max x 12'4" (3.98m max x 3.76m)**

Window to rear, radiator, understairs recess, internet point, door to;

### **Kitchen 9'1" x 7'11" (2.77m x 2.43m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side. There is space, plumbing and electrical points for washing machine, fridge, freezer, electric cooker and hood through to;

### **Rear lobby**

Wall mounted Worcester gas boiler, part glazed door to garden, door to;

### **Cloakroom**

Fitted with a low level WC, window to rear.

### **Stairs to first floor - landing**

Loft access, storage cupboard.

### **Bedroom one 12'1" x 11'3" (3.69m x 3.45m)**

Window to front, built in wardrobes with shelving over, radiator.

### **Bedroom two 12'3" x 7'9" (3.75m x 2.37m)**

Window to rear, radiator.

### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal hand basin, panelled bath with hand held shower and shower screen, linen cupboard, radiator, obscure glazed window to rear.

### **Outside**

The rear garden is lawned and enclosed by timber fencing. There is a rear garden gate that provides access to George Street via a right of way between 28 and 26 George Street

### **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 2024/2025 payable to Wiltshire Council is £2,245.

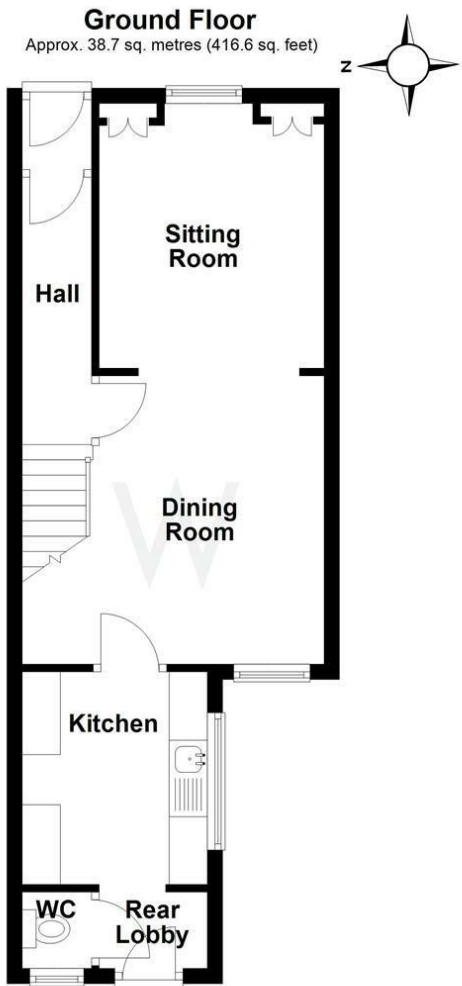
### **Directions**

From our office in Castle Street, proceed away from the city centre and at the roundabout turn left on to the ring road. at St Pauls roundabout turn right on to Devizes Road then immediately right in to York Road. Take the second left in to George Street and the property can be found on the left hand side.

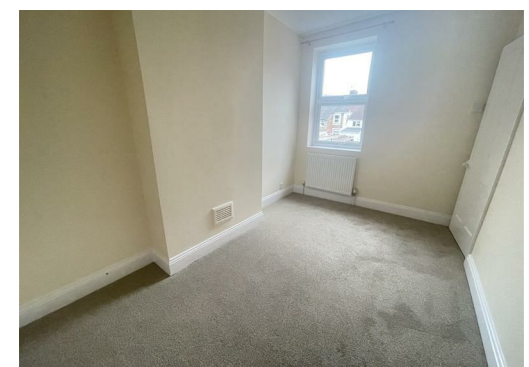
### **WHAT3WORDS**

What3Words reference is: [///reader.highs.pigs](https://www.what3words.com/reader/highs.pigs)





Total area: approx. 75.2 sq. metres (809.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	86
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**WHITES**  
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