



3 Queens Road, Salisbury, Wiltshire, SP1 3AG

£200,000 Freehold

Situated in the heart of the city, a character end of terrace townhouse with a very large garden, in need of improvements.

Directions

From our office, proceed into Scots Lane and at the crossroads continue forwards into Bedwin Street. Follow the road up the hill, bearing left into Estcourt Road, before taking the first left into College Street. Continue to the bottom where the road bears round to the right and continue into Queens Road where No. 3 will be seen on the left hand side.

Description

An extended, end terrace house of character situated in a good city centre location within walking distance of all facilities and now in need of improvements and updating. The rear garden is of a good size and extends to about 80 ft, with a westerly facing aspect. Gas central heating has been installed and there are views over the city from the first floor. There is also a very useful basement storage room. Vacant possession is offered.

Property Specifics

The accommodation is arranged as follows:

Entrance Porch

Tiled floor.

Hall

Stairs to first floor.

Sitting Room

Bay window to front elevation. Chimney breast (flue currently currently blocked), with shelves to side.

Dining Room

Understairs storage cupboard with consumer unit and programmer for central heating, stone fireplace surround with gas fire.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers, gas cooker, inset one-and-half bowl sink unit with mixer tap over, space and plumbing below. Part-tiled walls, sliding door to:

Rear Lobby

Door to outside, deep storage cupboard.

Bathroom

Panelled bath, low level WC and wash hand basin. Part-tiled walls, electric shower, extractor fan.

Landing

Bedroom One

Double wardrobe, hatch to insulated loft space with fold-down ladder.

Bedroom Two

Range of built-in wardrobes, cupboard housing lagged hot water tank and gas boiler for heating and hot water.

Outside

To the front of the property is a rendered brick wall with opening leading to a path to the front door and shrubs to side. The rear garden is a good size, extending to approximately 80 ft with lawn, paved area, flowerbeds and shrubs. Mainly enclosed by timber fencing. Water tap. Access door to:

Basement Room

Dry room with low ceiling, very useful for storage.

Services

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

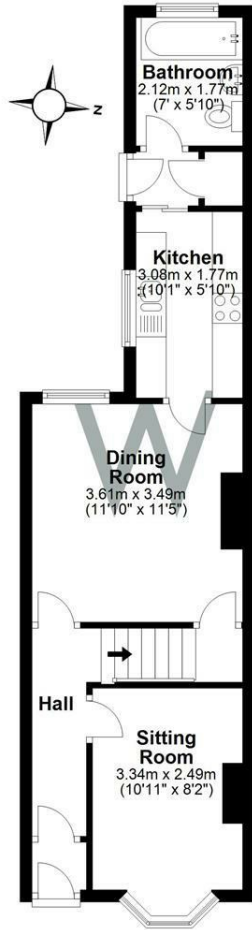
Outgoings

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2129.43.

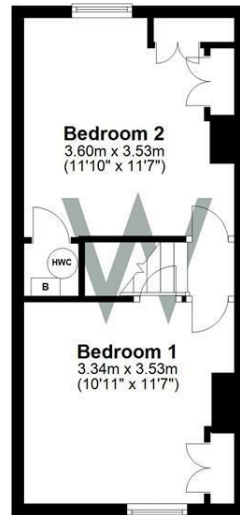
WHAT3WORDS

What3Words reference is: [///token.glaze.voting](https://www.what3words.com/#!/en////token.glaze.voting)

Ground Floor
Approx. 39.5 sq. metres (425.4 sq. feet)



First Floor
Approx. 24.6 sq. metres (265.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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