



28 College Street, Salisbury, Wiltshire, SP1 3AL

Guide Price £350,000 Freehold



## A character town house with spacious and adaptable accommodation set in a popular location inside the ring road.

### Description

A character town house in a great location, inside the ring road and therefore with easy access to all facilities including the railway station, offering spacious accommodation over 3 floors. The accommodation consists of hall, sitting room open to the dining room, kitchen, study, 4 bedrooms, bathroom and ensuite shower room. Further benefits include a good garden, gas central heating and double glazing. Vacant possession will be available from the beginning of April 2024.

### Hall

Wood effect flooring, glazed door to dining room.

### Sitting Room

Ornamental fireplace surround with arched recesses, cupboards and shelves. Wood effect flooring, coved ceiling and light rose.

### Dining Room

Wood effect flooring, coved ceiling and light rose, stairs to first floor with cupboard below. Double doors to study, door to kitchen.

### Study

Vaulted ceiling, sliding door to garden, built in cupboard, wood effect flooring.

### Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers. One and a half bowl stainless steel sink unit with mixer tap over. Space and plumbing for dishwasher and washing machine. Door to garden, part tiled walls, ceiling downlighters, wall mounted boiler for heating and hot water, space for cooker with wall mounted hood over.

### First floor landing

### Bedroom 1

Two arched recesses.

### Ensuite Shower Room

Shower cubicle with electric shower and sliding glass screens, hand basin with cupboard below, low level wc. Tiled walls, extractor fan.

### Bedroom 2

### Bedroom 3

Double built in wardrobe.

### Bathroom

Tiled shower cubicle with thermostatic mixer shower, panel bath with mixer taps, low level wc and hand basin with cupboard below. Wood effect flooring, part tiled walls.

### Second floor

### Bedroom 4

Painted ceiling timbers, feature, exposed brick chimney breast.

### Garden

Of good size, enclosed by fencing and walling with paved patio and step up to lawn with flower beds and shrubs. Garden shed, 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

### Directions

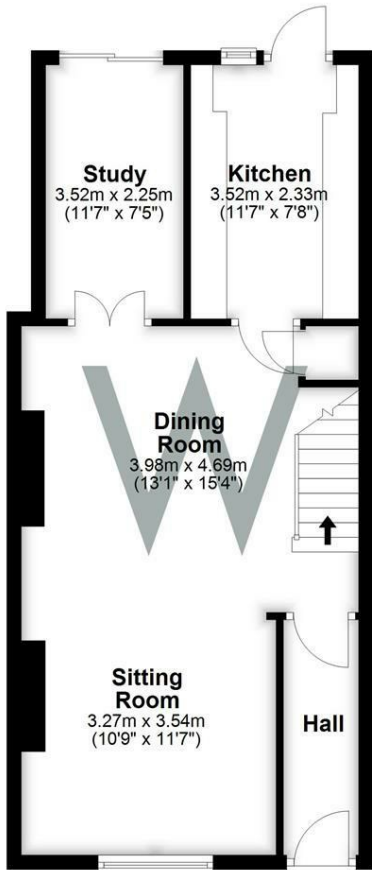
From our offices in Castle Street proceed along Scots Lane and continue over into Bedwin Street. Follow the road up the hill to the left into Estcourt Road. Take the first left into College Street and the property will be seen on the right hand side.

### WHAT3WORDS

What3Words reference is:///salsa.movie.rounds

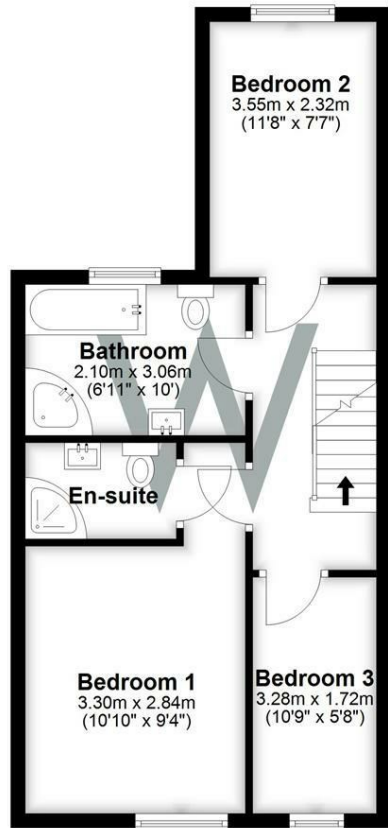
### Ground Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



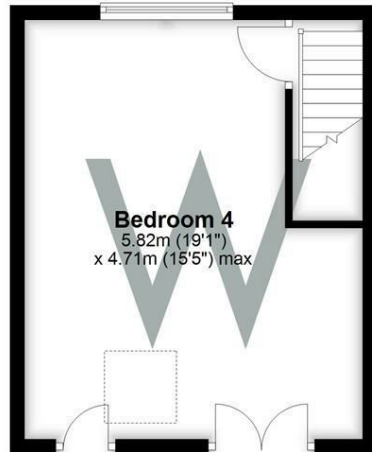
### First Floor

Approx. 44.8 sq. metres (482.3 sq. feet)



### Second Floor

Approx. 28.4 sq. metres (305.9 sq. feet)



Total area: approx. 124.6 sq. metres (1341.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(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		

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