



69 Winchester Street, Salisbury, Wiltshire, SP1 1HL

£250,000 Freehold

## **A modern two bedroom terraced house in city centre location with the benefit of an allocated parking space.**

### **Directions**

From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. As the road bends to the right into Brown Street continue forwards into Winchester Street and the property can be found towards the end on the left hand side.

### **Description**

The property is a modern mid terrace house in a popular city centre location and offered to the market with vacant possession. The property comprises an entrance hallway, a kitchen and a sitting/dining room on the ground floor. This room accesses the small paved rear courtyard garden. On the first floor, there are two good size bedrooms and a shower room with a white suite and a digitally controlled shower. Benefits include PVCu double glazing and a Hive controlled gas fired central heating system. A major benefit to the property is the allocated parking space located in Spinners Court to the rear of the terrace within which there are also visitors spaces. Winchester Street lies conveniently close to the city centre and the property is offered to the market with no onward chain.

### **Property Specifics**

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

#### **Inset Porch**

Lockable storage cupboard also housing gas meter.

#### **Entrance hall**

Double radiator, stairs, telephone point.

#### **Sitting/dining room 18'3" x 11'6" (5.57m x 3.52m)**

Understair cupboard, double radiator, fireplace with coal effect gas fire, window and French doors to garden, TV point.

#### **Kitchen 11'0" x 5'2" (3.37m x 1.59m)**

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, sink (with water softener installed underneath) and drainer under window to front, space/plumbing for washing machine, space/point for electric cooker, space for fridge, double radiator, wall mounted gas boiler, high level electric fusebox.

### **First floor - landing**

Access to loft.

#### **Bedroom one 11'6" x 10'9" (3.53m x 3.30m)**

Window to rear, radiator, telephone point.

#### **Bedroom two 11'7" x 10'2" (3.55m x 3.12m)**

(maximum measurements) Window to front, radiator, airing cupboard housing hot water cylinder and immersion.

### **Bathroom**

Fitted with a white suite comprising low level WC, wash hand basin, shower cubicle with shower over, extractor, part tiled walls, radiator.

### **Outside**

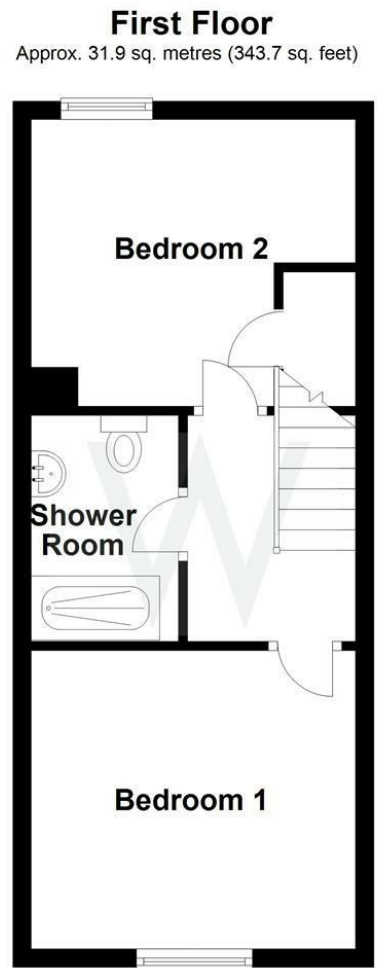
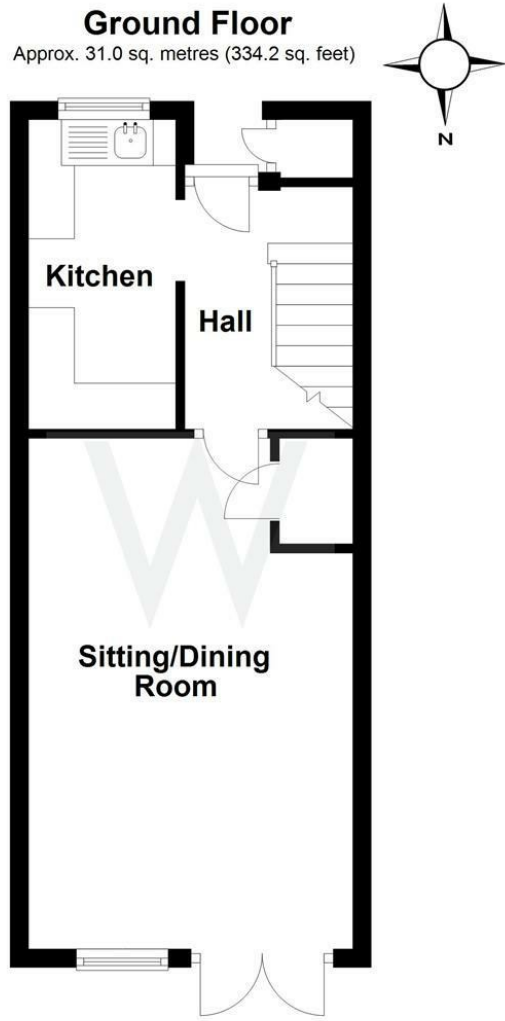
The rear garden is paved and enclosed by a timber fence. To enter the car parking area, take the next left hand turn into Greencroft Street before turning immediately left into Spinners Court. The numbered parking space can be found within this area.

### **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 2020/2021 payable to Wiltshire Council is £1,873.56.



Total area: approx. 63.0 sq. metres (677.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>65</b>	
(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	



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