



2 Milford Hill, Salisbury, Wiltshire, SP1 2QX

£199,950 Freehold

**A Victorian terraced house arranged over three floors benefiting from a courtyard garden, PVCu double glazing and gas central heating. No onward chain.**

### **Directions**

From our offices in Castle Street proceed towards the city centre and bear left in to Blue Boar Row. Bear right in to Brown Street before taking the first left in to Milford Street. After the traffic lights, proceed forwards in to Milford Hill and the property can be found on the right hand side just after the turn for Fowlers Road.

### **Description**

The property is a character two bedroom Victorian terraced house which is offered to the market with no onward chain. The accommodation comprises an open plan sitting room with a central staircase and a kitchen area with space for a table and chairs. There is a lobby area with a door to a gravelled courtyard garden and a shower room. On the first floor are two bedrooms with a sink in the main bedroom and a cast iron fireplace in bedroom two. On the second floor is a loft room/dressing room with a separate bathroom. Benefits include PVCu double glazing and gas central heating. The property would make an ideal purchase for first time buyers or those seeking an investment property with potential rental income of £800 pcm. Milford Hill lies just outside the ring road a short distance from the city centre which offers an excellent range of amenities.

### **Property Specifics**

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

#### **Sitting Room with Kitchen Area 25'3" x 10'7" (7.70m x 3.24m)**

Window to front, low level cupboard housing electric meter, two radiators, space for table and chairs, telephone point, wood laminate flooring, stairs, wall mounted thermostat.

Kitchen area has base and wall units with work surfaces and tiled splashbacks, integrated electric oven and hob with extractor over, sink and drainer under window to rear, door to:

#### **Rear Lobby**

Part glazed door to garden, sliding door to:

#### **Shower Room**

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, heated towel rail, space/plumbing for washing machine, tiled walls, obscure glazed window to side.

### **First Floor - Landing**

Stairs to second floor.

#### **Bedroom One 11'5" x 10'8" max (3.48m x 3.27m max)**

Window to front, sink with cupboard under, radiator.

#### **Bedroom Two 8'7" x 8'5" (2.63m x 2.59m)**

Window to rear, radiator, built in wardrobe, cast iron fireplace.

### **Second Floor**

#### **Loft/Dressing Room 11'9" x 9'11" both max (3.59m x 3.04m both max)**

Velux window to rear, wood laminate floor, door to:

#### **Bathroom**

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath, extractor, electric heater, electric heated towel rail.

#### **Outside**

To the rear of the property is a gravelled courtyard garden enclosed on all sides.

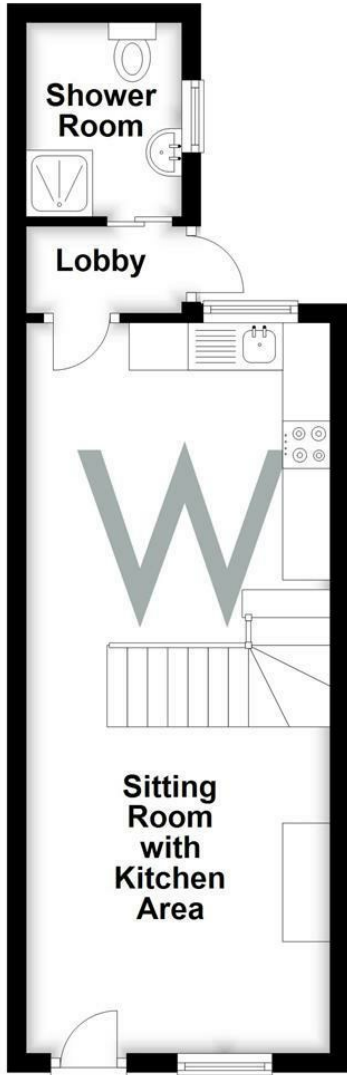
#### **Services**

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

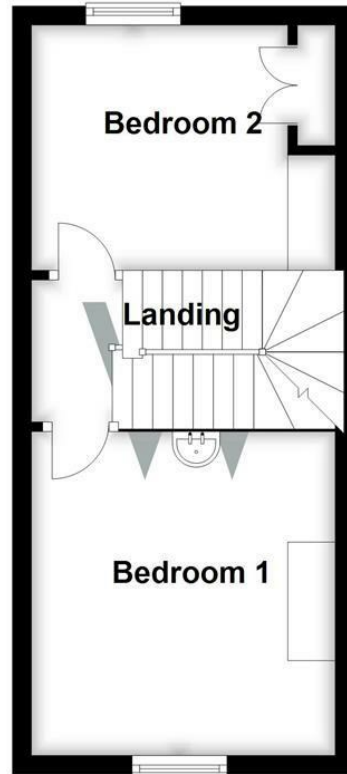
#### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1948.28.

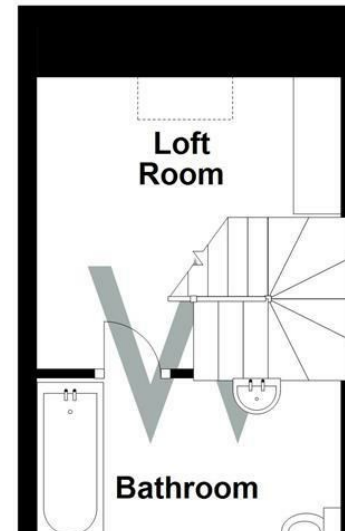
**Ground Floor**



**First Floor**



**Second Floor**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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