



14 St. Pauls Road, Salisbury, Wiltshire, SP2 7AG

Guide Price £335,000 Freehold

**An exceptionally spacious, three storey townhouse together with a walled garden, all set within the ring road.**

### **Description**

A turn of the last century, semi-detached family home set over three floors and offering exceptionally spacious accommodation. Benefits include a good sized walled rear garden, gas central heating by radiators, double glazed windows, recently installed bathroom and shower room and hard flooring throughout. There are two large reception rooms, a good sized kitchen/breakfast room with modern units, downstairs bathroom, four double bedrooms and a shower room. The property is located within easy walking distance of local facilities, the city centre and the mainline railway station to London Waterloo.

### **Property Specifics**

The accommodation is arranged as follows:

#### **Entrance Hall**

Stairs to first floor with understairs cupboard, cupboard housing consumer unit, wood-effect laminate flooring.

#### **Sitting Room**

Bay window to front elevation, coved ceiling, wood-effect laminate flooring.

#### **Dining Room**

Wood-effect laminate flooring. Door to:

#### **Kitchen/Breakfast Room**

Range of work surfaces with base and wall mounted cupboards and drawers including display cupboards, built-in gas hob with cooker hood over and oven below, one-and-a-half bowl sink unit with mixer tap over, space and plumbing for dishwasher, space and plumbing for washing machine, wall mounted gas boiler for central heating and hot water, slate floor, glazed door to:

#### **Rear Lobby**

Deep shelved storage cupboard. Slate floor.

#### **Bathroom**

Contemporary suite, freestanding bath with mixer tap and shower attachment, low level WC with concealed cistern, wash hand basin, tiled floor and part-tiled walls, shelved airing cupboard, slate floor.

#### **First Floor - Landing**

Stairs to second floor.

#### **Bedroom One**

Bay window to front elevation, range of built-in wardrobes/cupboards, wood-effect laminate floor.

#### **Bedroom Two**

Wood-effect laminate flooring.

#### **Shower Room**

Shower cubicle with sliding glass door, thermostatic mixer shower with hand held and rainfall heads, WC, hand basin with drawers below, tiled walls, heated towel rail, extractor fan.

#### **Second Floor - Landing**

#### **Bedroom Three**

Exposed floorboards.

#### **Bedroom Four**

Exposed floorboards, built-in double wardrobe with cupboards above, hatch to loft space.

#### **Outside**

Small front area behind low brick wall with wrought iron gate, side access leads to the front door and to wooden gate offering pedestrian access to the rear garden. This is set out for easy maintenance, being completely paved with walling and timber fencing. Outside storage shed.

#### **Services**

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

#### **Outgoings**

The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2395.60.

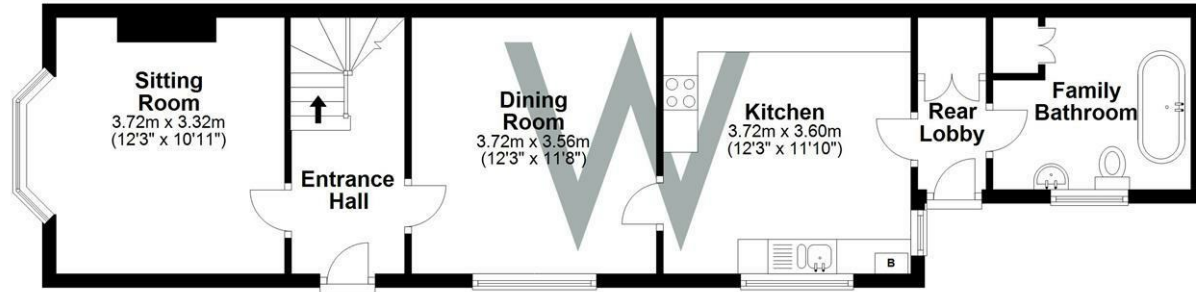
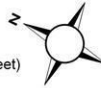
#### **Directions**

From our office in Castle Street proceed north and at the roundabout turn left on to the ring road. At the next roundabout turn left on to Fisherton Street and turn first left into St Pauls Road. At the mini roundabout bear left, the road bears round to the right and No. 14 will be seen on the right hand side.

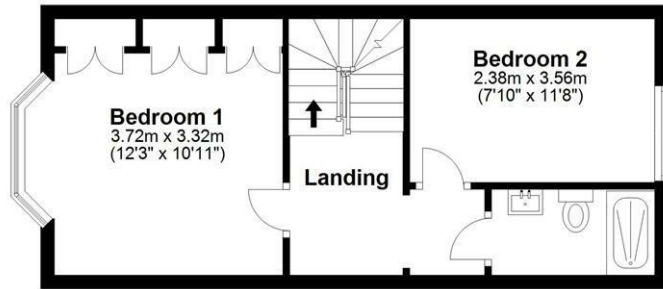
#### **WHAT3WORDS**

What3Words reference is: [///gives.horn.slim](https://www.what3words.com/#!/gives.horn.slim)

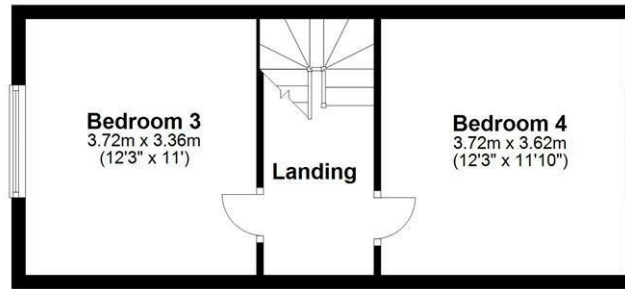
**Ground Floor**  
Approx. 56.7 sq. metres (610.1 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (352.4 sq. feet)



**Second Floor**  
Approx. 32.5 sq. metres (349.7 sq. feet)



**WHITES**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

