



11 Hillview Road, Salisbury, Wiltshire, SP1 1HX

Guide Price £200,000 Freehold

A charming terraced house of character in a small side road on the edge of and within walking distance of the city centre.

Directions

From our office proceed south along Castle Street, bearing left into Blue Boar Row. The road bears right into Brown Street and at the traffic lights turn left into Milford Street. Continue under the bridge and turn first left into Rampart Road and second right into Hillview Road, where No. 11 will be seen on the left hand side.

Description

A charming, terraced cottage perfect for the first time buyer or investor, offered in good order together with gas central heating and mainly double glazing. The accommodation consists of through living room with stripped floorboards and cast iron fireplace, fitted kitchen, utility area, double bedroom, single bedroom and refitted bathroom. There is also a lovely elevated garden to the rear. The property is located in a small road, just outside and within easy walking distance of the city centre. It is currently tenanted and would therefore be ideally suitable for an investor, but the tenants would be happy to vacate for a private buyer.

Property Specifics

The accommodation is arranged as follows:

Front door to:

Living Room

Stairs to first floor, stripped floorboards, cast iron fireplace, understairs storage space.

Kitchen

Range of work surfaces with cupboards and drawers below, inset single bowl sink unit with mixer tap, display cupboards, built-in fridge, space for gas or electric cooker.

Utility Area

Door to garden, plumbing and space for washing machine.

First Floor - Landing

Bedroom One

Bedroom Two

Hatch to loft space

Bathroom

Recently refitted with panelled bath with mixer tap and shower attachment, low level WC and wash hand basin. Boarded walls, cupboard housing Vaillant combination boiler for gas central heating and hot water.

Outside

Steps lead up to the rear garden which is laid to lawn with shrubs and flowerbeds. Enclosed by timber fencing.

Services

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

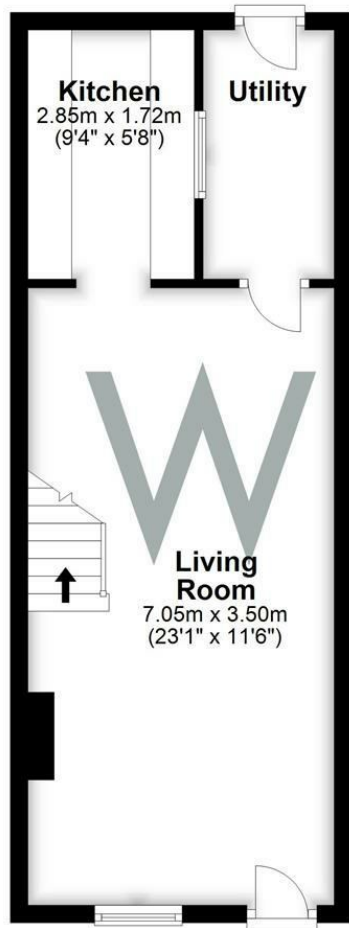
Outgoings

The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43.

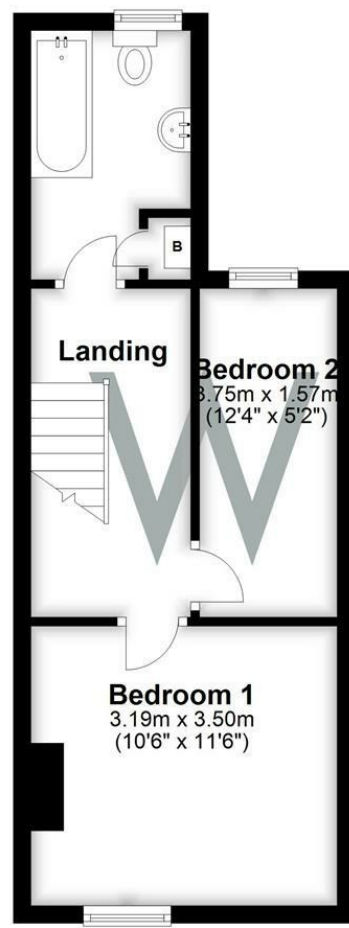
WHAT3WORDS

What3Words reference is:

Ground Floor
Approx. 34.9 sq. metres (376.0 sq. feet)

First Floor
Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 64.9 sq. metres (699.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(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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