



22 Waterloo Road, Salisbury, Wiltshire, SP1 2JR

£297,500 Freehold

Character townhouse over three floors situated in a small road to the southern side of Salisbury, together with a good sized garden.

Directions

Leave Salisbury along Rampart Road and proceed towards the Southampton Road. Just before the Mercedes Garage, turn left into Waterloo Road where the property will be seen on the right hand side.

Description

Character three storey townhouse offered in excellent condition throughout together with a good garden to the rear, double glazing, new gas central heating system installed 18 months ago with new boiler, new pipework and new radiators. The accommodation is very adaptable but currently consists of two reception rooms, good kitchen, rear lobby, four bedrooms and a shower room.

The property is located just outside the ring road but within easy reach of Salisbury's facilities. Salisbury College is close by and there is a mainline railway station to London Waterloo (approximately 85 minutes), a twice weekly market, leisure centre/swimming pool and numerous parks.

Property Specifics

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

Recessed entrance porch

Sitting room 12'4" x 11'11" (3.77m x 3.64m)

Ornamental fireplace with wooden surround and inset gas fire, cupboard to side housing consumer unit and meters, coved ceiling and dado rail. Archway to:

Dining room 13'0" x 12'4" (3.98m x 3.77m)

Built-in cupboards and shelves, understairs cupboard, coved ceiling and dado rail. Door to:

Kitchen 11'4" x 7'10" (3.47m x 2.40m)

Well fitted with a range of work surfaces with base and wall mounted cupboards, inset four ring gas hob, cooker hood and built-in oven, plumbing and space for washing machine, space for fridge/freezer, space and plumbing for dishwasher, space for tumble dryer. Painted timber ceiling.

Rear lobby

Further appliance space. Door to garden.

First floor - landing

Central heating thermostat, coved ceiling, stairs to second floor.

Bedroom one 12'4" x 12'0" (3.77m x 3.66m)

Coved ceiling.

Bedroom two 10'8" x 6'10" (3.26m x 2.09m)

Built-in cupboard housing combination gas boiler for heating and hot water (fitted 18 months ago).

Shower room

Tiled shower cubicle with thermostatic shower, low level WC and wash-hand basin.

Second floor

Bedroom three 13'2" x 8'0" (4.03m x 2.44m)

Eaves storage cupboard.

Bedroom four 12'0" x 8'0" (3.68m x 2.44m)

Eaves storage cupboard.

Gardens

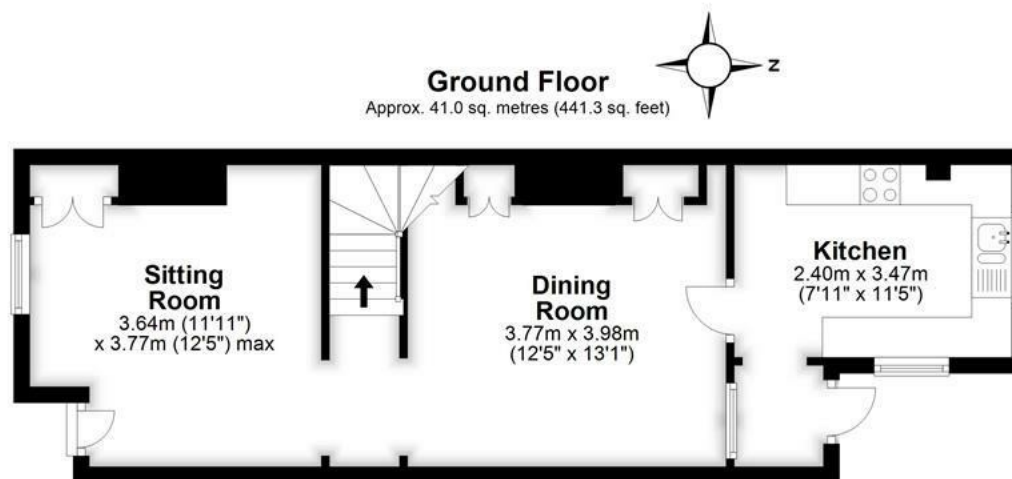
Enclosed by timber fencing, there is a large paved patio which leads to lawn with mature shrubs and flowerbeds. Outside tap.

Services

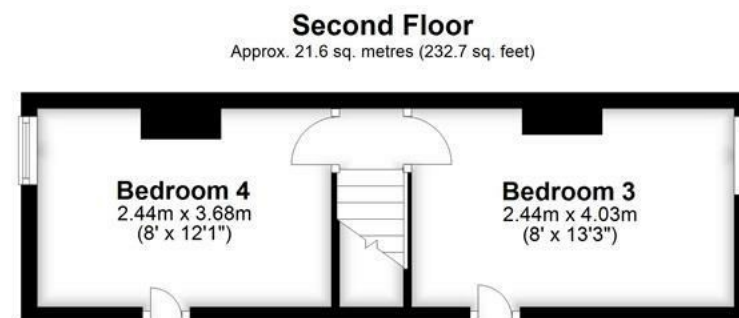
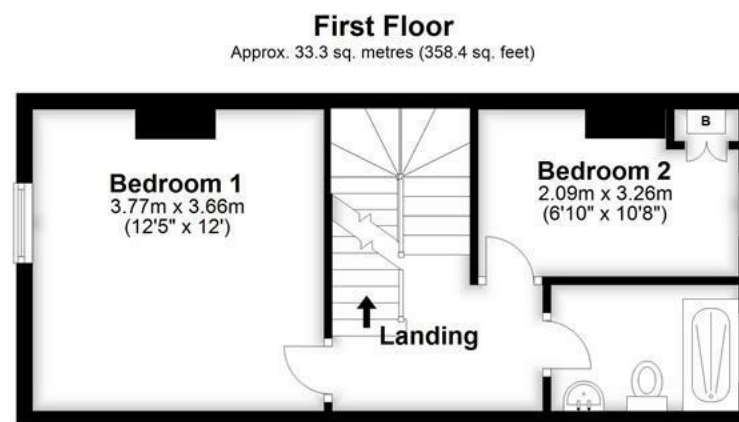
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1791.68.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(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	



Total area: approx. 95.9 sq. metres (1032.4 sq. feet)

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

