



56 College Street, Salisbury, Wiltshire, SP1 3AL

Jordan & Mason

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A beautifully appointed and conveniently situated three double bedroom period townhouse with impressive living accommodation and located inside the Salisbury ring road. Viewing is highly recommended.



ACCOMMODATION & FEATURES

- Attractive three bedroom period townhouse
- Sitting room with log burning stove
- Separate dining area
- Well fitted kitchen
- Utility room
- Three double bedrooms
- Well appointed bathroom
- Outside studio
- Sought-after city centre location
- Gas central heating
- PVCu double glazing
- Viewing recommended



THE PROPERTY

The property is a superbly presented and well proportioned three double bedroom townhouse which is situated within this pleasant city centre location. Internally the accommodation has been tastefully presented whilst retaining many of the period features. The ground floor includes an entrance vestibule which extends into an entrance hallway. A charming sitting room has a feature log burning stove with recessed cupboard and engineered oak flooring which extends from the sitting room into the separate dining area. The accommodation is well suited to entertaining and offers a general sense of space which is complemented by dual aspect to both front and rear. The kitchen has been upgraded and includes an integrated AEG double oven and grill with separate Neff four ring gas hob. A further extension creates a separate utility area and this practical space has appliance space and plumbing for washing machine and dishwasher. The first floor has two double bedrooms and a beautifully appointed bathroom with generous bath and ample storage. The principal bedroom is located on the second floor and accessed via a separate staircase. Two large dormer windows give dual aspect and a real sense of space. The property retains much character with exposed red brick walling on one side yet this combines with modern conveniences of gas fired central heating, PVCu double glazing. Externally, there is a useful studio/home office which has power, lighting and connectivity. Viewing of this charming period townhouse is recommended.



OUTSIDE

The property has been extensively hard landscape to create a paved terrace and steps to the immediate rear of the property. There is an area of lawn with various shrubs and small trees. Paved stepping stones lead to the rear section of garden where there is an outside studio.

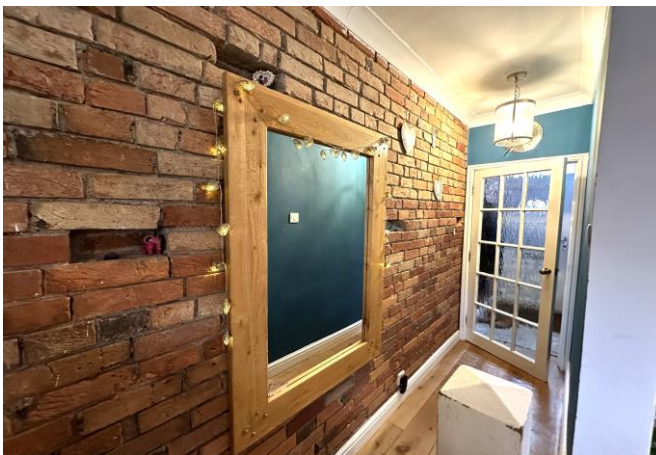


LOCATION

The property is situated within a prime and convenient residential location near to a number of city centre parks.

The property is well suited to those with an outdoor interest for example jogging, walking or cycling. The Market Square/Guildhall and city centre are only a short walk away and the whole host of facilities and amenities that Salisbury city centre provides. Nearby there is a small parade of independent shops and the locally popular Wyndham Arms public house.

This was the original brewery for the locally popular and award-winning Hopback Brewery. Public transport is available on the nearby Escort Road and a choice of primary and secondary schooling are also available nearby.



SERVICES

Mains Water, drainage, electricity, and gas are connected.

All services have not been checked or verified and any intending purchaser must complete their own checks prior to submitting an offer.

FIXTURES AND FITTINGS

Only those mentioned in this brochure are included in the sale. All others, such as carpets, curtains, light fittings, garden ornaments etc. are specifically excluded, but may be made available by separate negotiation.

VIEWINGS

By appointment only with Jordan & Mason
Salisbury Office 01722 441 999

TENURE

Freehold





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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DIRECTIONS

Leave the city centre via Bedwin Street and continue out of the city passing the Greencroft Park upon the right-hand side. Having negotiated the speed bumps follow the hill as it bears around to the left into Escourt Road. Take the first turning left into College Street and proceed down the hill. The property can be found upon the right-hand side.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 sq.m.) approx.

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Salisbury

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