



27 Braemar Rise, Salisbury, Wiltshire, SP1 3QD

Guide Price £250,000 Leasehold



## **A well proportioned and spacious two double bedroom maisonette with a large garden and a garage/store and Cathedral views.**

### **Description**

The property is a well proportioned and spacious two bedroom first floor maisonette with an exceptionally large south facing garden and a garage/store. The accommodation comprises an entrance hallway with stairs rising to the first floor. There is a sitting room with a far reaching view towards the city with a view of the cathedral spire. The kitchen has an attractive range of units with an integrated oven, hob, fridge/freezer and microwave and there is space for a large table and chairs. Again, from this room there are similar views. There are two double bedrooms, and the bathroom has an attractive white suite and a shower over the bath. Further benefits include PVCu double glazing and gas central heating and a large south facing garden, beyond which there is a garage/store which is accessed via a shared driveway. Braemar Rise is an established and popular residential area on the north side of the city and there is a useful Co-op store on the nearby Castle Road.

### **Property Specifics**

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

#### **Entrance Hall**

Stairs to first floor with two windows to side, glazed door to:

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

Access to loft with pull down ladder, radiator, wall mounted digital thermostat, cupboard housing Worcester gas fired boiler and shelving.

#### **Sitting Room 15'5" x 11'10" (4.70m x 3.63m)**

South facing window with far reaching views, radiator, TV point, fireplace with inset woodburner.

#### **Kitchen/Dining Room 14'8" x 8'0" (4.48m x 2.44m)**

Fitted with cream fronted base and wall units with work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, integrated electric oven with four ring gas hob and extractor over, space/plumbing for washing machine, integrated fridge/freezer and microwave, space for table and chairs, radiator, wood effect floor, large south facing window with similar views from sitting room.

#### **Bedroom One 12'0" x 11'10" (3.68m x 3.62m)**

Window to front, radiator.

#### **Bedroom Two 10'6" x 9'7" (3.22m x 2.94m)**

Window to side, radiator.

### **Bathroom**

Fitted with a white suite comprising timber panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, heated towel rail, part tiled walls, obscure glazed window to side.

### **Outside**

The large south facing garden is a particular feature of the property with lawned areas and well stocked flower beds and borders, enclosed by timber fencing and hedging. There is a greenhouse, timber shed, an outside tap and electrical socket.

### **Tenure**

The property is leasehold for a term of 999 years from 1959 with a red rose Ground Rent. Each flat is responsible for paying their own insurance.

### **Services**

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

### **Outgoings**

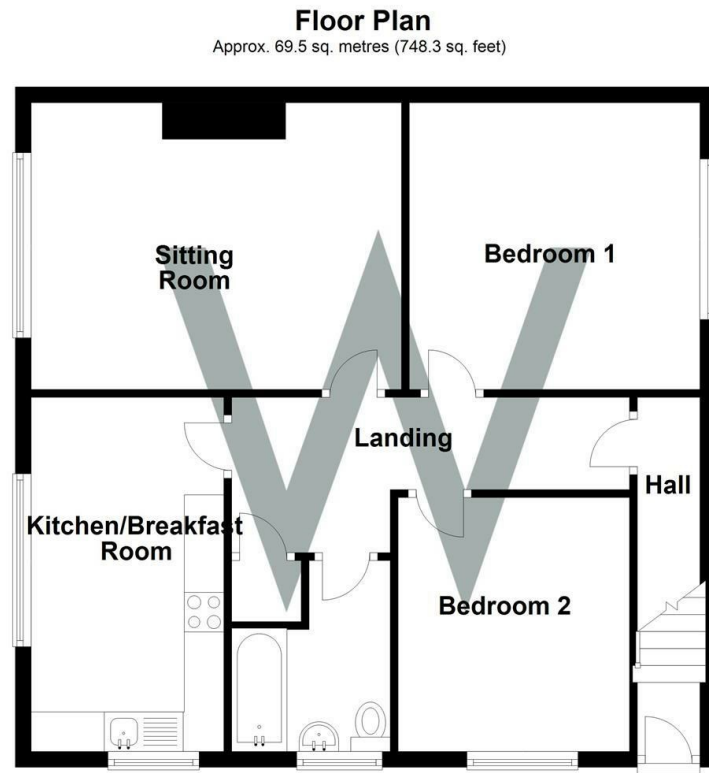
The Council Tax Band is B and the payment for the year 2024/2025 payable to Wiltshire Council is £1964.62

### **Directions**

From our offices in Castle Street proceed away from the city centre and at the roundabout continue in to Castle Road. At the mini roundabout turn right in to St Francis Road and then first left in to Sunnyhill Road. At the top of the hill turn right in to Braemar Rise and then take the next right. The property can be found on the left hand side.

### **WHAT3WORDS**

What3Words reference is: [///brightens.forgiving.conspire](https://www.what3words.com/#!/brightens.forgiving.conspire)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 Tel: 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
 email: residential-sales@hwwhite.co.uk



