16 Friars Orchard, Salisbury, Wiltshire, SP1 2SY

Guide Price £335,000

A three bedroom terraced house situated in a cul de sac with a single garage and parking. No onward chain.

Description
The property is a modern three double bedroom townhouse with a low maintenance courtyard rear garden, set in quiet location in the heart of the city with an allocated off road parking space and single garage to the rear. The accommodation comprises an entrance hallway, a well fitted kitchen with an integrated fridge/freezer, oven and hob, a cloakroom and a large sitting/dining room which access the rear garden. On the first floor are three double bedrooms (one bedroom sits over the side passageway making this floor larger) and there is a family bathroom. To the rear is a low maintenance paved courtyard garden behind which is a single garage in a block and a parking space. St Ann Place is a peaceful, no through road set in the heart of the historic cathedral city of Salisbury and is very well placed for the city centre which is within level walking distance. Salisbury also has a main line railway station connected to London Waterloo. Offered to the market with no onward chain.

Property Specifics
The accommodation is arranged as follows:

Entrance Hall
Inset porch with light, tiled step and useful storage cupboard, part glazed front door, wood effect floor, radiator.

Sitting/Dining Room
Window and glazed door to rear, two radiators, TV point.

Kitchen
Fitted with cream fronted base and wall units with work surfaces, sink and drainer with mixer tap under window to front, integrated fridge/freezer, electric oven, grill and hob with extractor, space/plumbing for washing machine, wood effect floor, cupboard housing gas boiler.

Cloakroom
Fitted with a low level WC, wash hand basin, extractor, wood effect floor.

First Floor - Landing
Loft access.

Bedroom One
Window to rear, radiator.

Bedroom Two
Window to front, radiator.

Bedroom Three
Window to front, radiator, overstair airing cupboard housing hot water tank and shelving.

Bathroom
Fitted with a white suite comprising shower cubicle, low level WC, pedestal wash hand basin, wet boarded walls, heated towel rail, shaver point, extractor.

Outside
To the rear is a pleasant courtyard garden with brick raised beds, an outside tap and a rear access gate. Opposite the garage in the parking area is a single space (marked 16).

Garage
With an up and over door, power and light.

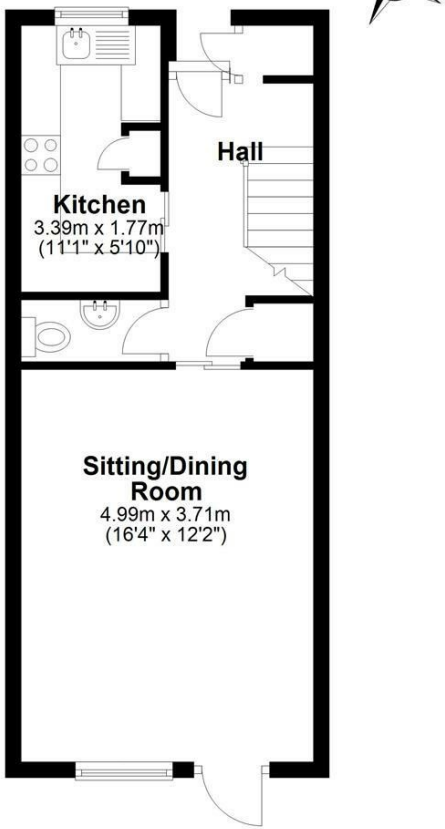
Services
Mains gas, water, electricity and drainage are connected to the property.

Outgoings
The Council Tax Band is ‘D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,525.94.

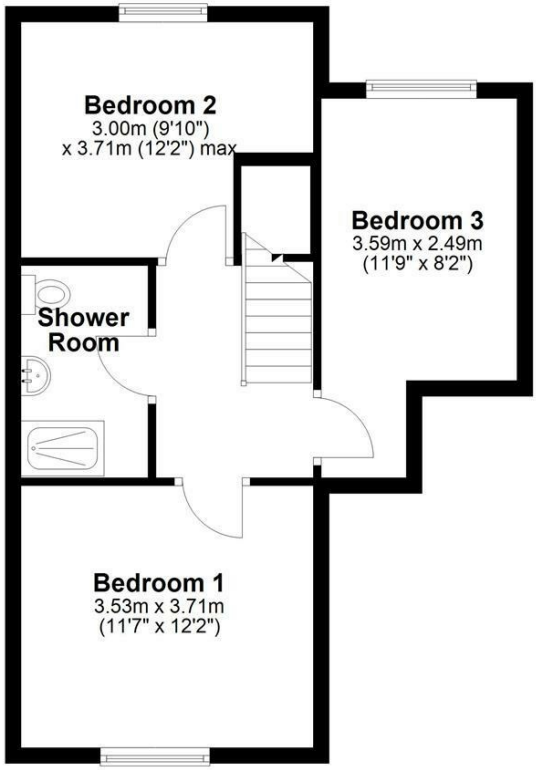
Directions
Leave Salisbury in a southerly direction via Exeter Street. Before the roundabout turn left in to Carmelite Way and take the first left in to Friary Lane. Turn right in to Blackfriars Way and first left in to Friars Orchard and the property can be found on the right hand side. Friars Orchard is is a quiet no through road with pedestrian access through to St Ann Place and St Ann street to the city centre.

WHAT3WORDS
What3Words reference is: ///melt.that.dust

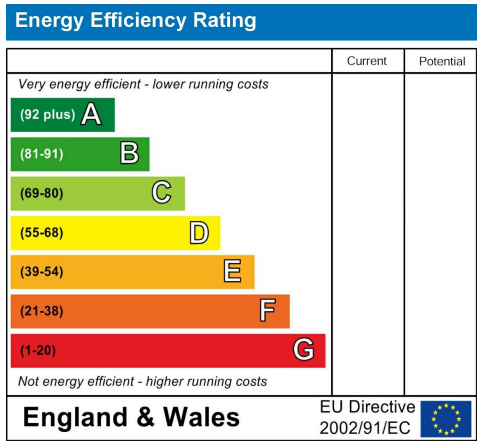
Ground Floor
Approx. 34.0 sq. metres (365.6 sq. feet)



First Floor
Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 79.0 sq. metres (849.9 sq. feet)



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