9 Brewery Lane, Salisbury, Wiltshire, SP1 2LJ

Offers In Excess Of £425,000 Freehold

About The Property

The property is a well appointed and well proportioned modern terraced townhouse arranged over three floors and offered to the market with the benefit of no chain. A particular feature is a covered car parking space in a car barn to the rear.

The accommodation comprises an entrance hallway where there is a meter cupboard and stairs to the first floor with a cloakroom under. There is a kitchen/dining room which has space for a table and chairs and an integrated electric oven, gas hob, dishwasher, fridge/freezer and washing machine.

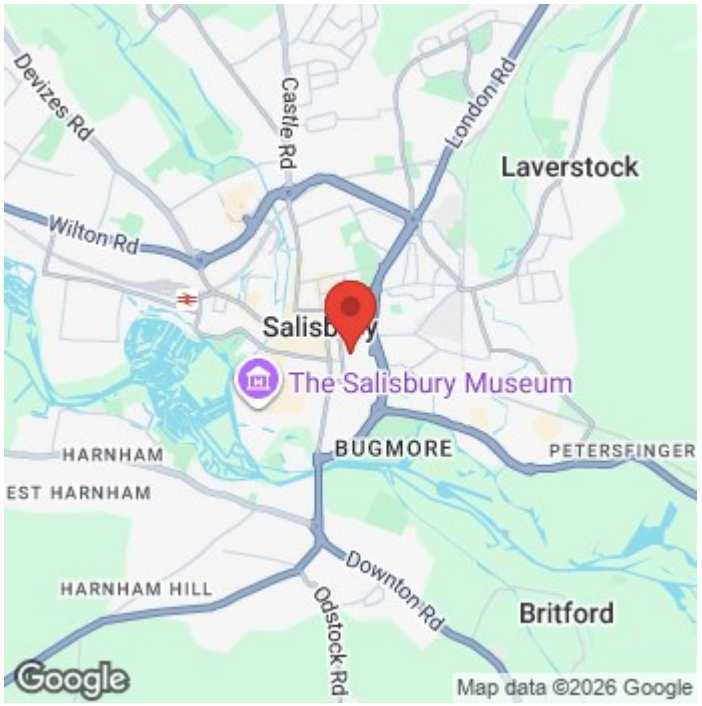
Also on the ground floor is a sitting room with French doors leading out onto the low maintenance landscaped rear garden. From the garden, there is a door that leads into the parking area where there is an allocated parking space which is found directly behind the garden within a car barn.

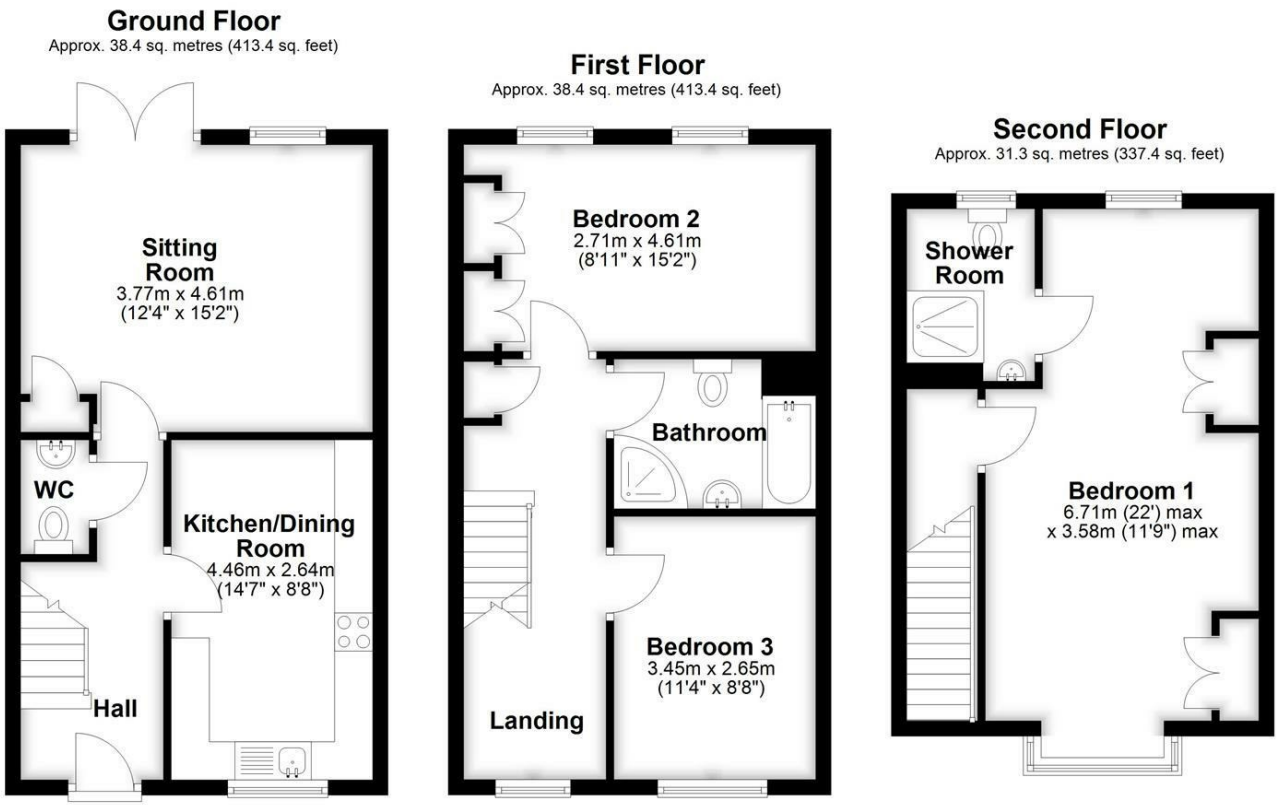
On the first floor the landing area has a window to the front and a cupboard with shelving. Tre two bedrooms, one with fitted wardrobes, and a bathroom which has both a bath and shower. On the second floor is the main bedroom which has an extensive range of built in wardrobes and cupboards and an ensuite shower room. The property benefits from double glazing throughout and gas fired central heating.

Brewery Lane is a pedestrianised pathway which lies in a convenient and central position, away from passing traffic within the city with the main shops and amenities being a short level walk away.

3 2 1 1145.00 sq ft

- Three storey modern house
- Three bedrooms
- Sitting room
- Kitchen/dining room
- Cloakroom and FF bathroom
- Ensuite to master bedroom
- Double glazing and gas CH
- Low maintenance garden
- Parking space within car barn
- No chain





Total area: approx. 108.2 sq. metres (1164.2 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: E - £3231.99 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Agents note: there is a charge of £576 per annum and £30 Ground Rent for the upkeep of the car barns, parking area and communal spaces.

Heating: Gas heating with radiators

Directions: From our office in Castle Street proceed forwards into the city centre and bear left into Blue Boar Row passing alongside the Market Place. Follow the road round to the right into Brown Street and at the next set of traffic lights turn left into Milford Street. Take the first right into Gigant Street and continue along here for approximately 100 yards. Brewery Lane is a pedestrianised path between Gigant Street and Brown Street and the parking can be found just before Brewery Lane on the right hand side.

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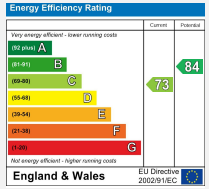

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