



40 Bedwin Street, Salisbury, Wiltshire, SP1 3UW

Guide Price £365,000 Freehold

Charming city centre town house of considerable character together with a private garden and offered in good order throughout.

Description

Charming Town House of considerable character, situated in a remarkably private city centre location within easy walking distance of all facilities and offered in good order throughout. The accommodation consists of entrance hall, open plan kitchen/sitting/dining room, 2 double bedrooms with ensuite shower rooms and a third bedroom/home office on the top floor. There is a lovely private garden with storage sheds, double glazed sash windows and electric central heating with column radiators. The kitchen has a wonderful pine sideboard together with modern units and there are stripped pine doors and floorboards throughout. Highly recommended for an internal inspection.

Entrance Hall

Stairs to first floor with hessian runner and coats/storage cupboard beneath, column radiator, heating thermostat, exposed floorboards.

Sitting Room

Sliding doors to the garden, built in flame effect electric fire with recess and shelving to side, exposed floorboards.

Kitchen

Large pine sideboard with cupboards and drawers, wooden work surface with inset ceramic sink and mixer tap over, cupboards, shelves and drawers, 4 ring hob, high level oven, space and plumbing for washing machine, further appliance space, exposed floorboards.

First floor landing

Stairs to second floor

Bedroom one

Exposed floorboards, window shutters, dressing area.

Ensuite Shower Room

Tiled shower cubicle with thermostatic shower, wc and wash hand basin with cupboard below, extractor fan, exposed floorboards.

Bedroom two

Exposed floorboards. Stained glass door to:

Ensuite Shower Room

Shower cubicle with thermostatic shower, wc and hand basin, part tiled walls, heated towel rail.

Second floor

Home Office/ Bedroom three

Exposed floorboards, 2 velux windows.

Outside

There are two storage rooms in the garden, one containing the electric boiler for heating and hot water and the other for general storage.

Outgoings

The Council Tax Band is 'D and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60

Services

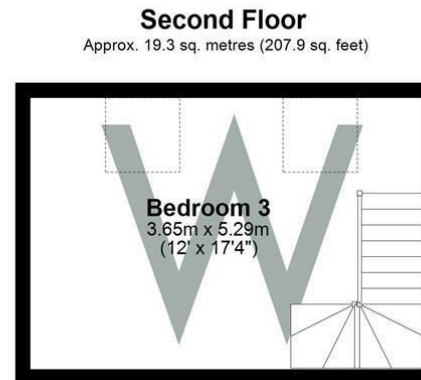
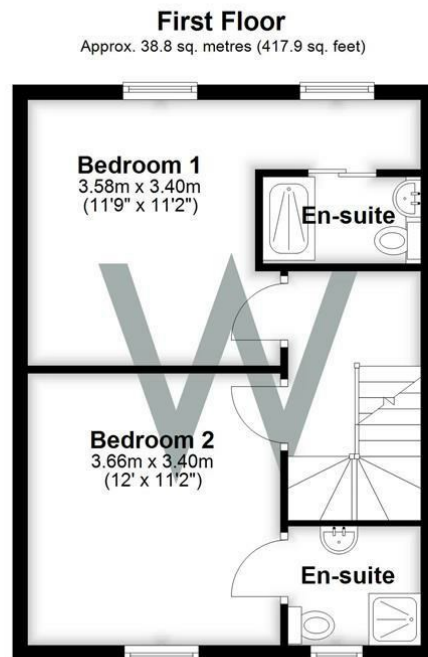
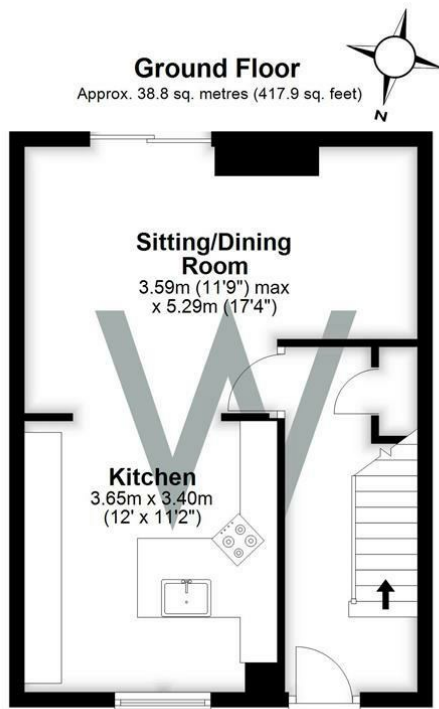
Water, electricity and drainage are connected. We believe that there is gas laid to the property.

Directions

From our office proceed along Scots Lane and go straight over at the cross roads into Bedwin Street where number 40 will be seen on the right hand side.

WHAT3WORDS

What3Words reference is: [///twist.able.cove](https://www.what3words.com/#!/en/what3words///twist.able.cove)



Total area: approx. 97.0 sq. metres (1043.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		63
(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		



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