



19 Hartington Road, Salisbury, Wiltshire, SP2 7LG

Guide Price £295,000 Freehold

A character three bedroom terraced house in a cul de sac location with gas central heating, PVCu double glazing together with front garden and rear courtyard garden.

Directions

From our offices proceed northwards to the Castle Street roundabout taking the first exit on the left on to the dual carriageway. At the next roundabout take the third exit on the right on to the Devizes Road, turning left at the Devizes Inn public house into Hartington Road.

Description

A period town house off a small walkway in a small close within walking distance of local shop, city centre and train station. The accommodation consists of sitting room, dining room, kitchen, 3 bedrooms and bathroom. There is gas central heating by radiators and double glazed windows. There is a good front garden and a courtyard to the rear. The house is currently tenanted and the tenants would be pleased to stay for investors, but can also be offered with vacant possession. The property is in need of superficial updating.

Property Specifics

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

Entrance Porch

Tiled step.

Sitting Room

Stairs to first floor with storage space beneath, double cupboard with shelves over, cast iron fireplace with tiled hearth and inset.

Dining Room

Open fireplace with mantle over.

Kitchen

Range of work surfaces with base and wall mounted cupboards and drawers. Inset stainless steel sink and drainer with mixer tap over, 4 ring hob with oven below and hood above, space and plumbing for washing machine and dishwasher, door to garden, wall mounted gas boiler for heating and hot water, tiled floor and splashbacks.

Landing

Bedroom 1

Cupboard housing lagged hot water tank.

Bedroom 2

Bedroom 3

Bathroom

Panel bath with mixer taps and shower attachment, wc and hand basin. Electric shower, part tiled walls, extractor fan.

Outside

There is a long front garden, enclosed by timber fencing to all sides, laid to lawn with paved patio, shrubs and flowerbeds. There is a small summerhouse to rear. To the rear is a gravelled courtyard with rear pedestrian access gates to both sides. Outside water tap.

Services

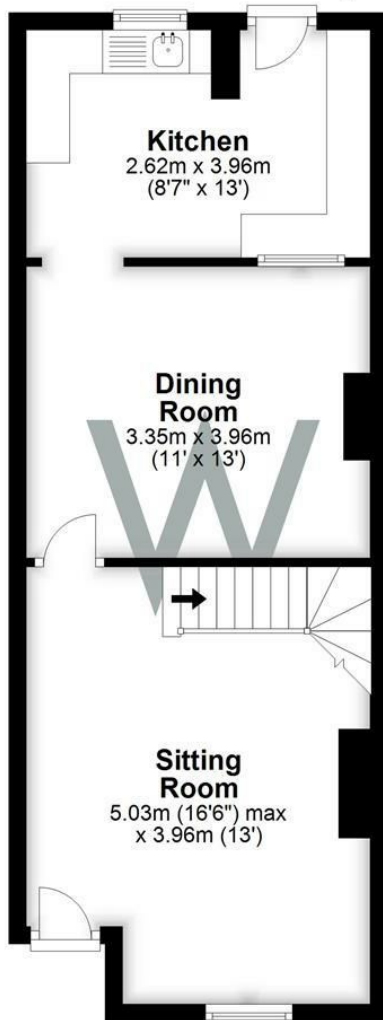
All main services.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,948.28.

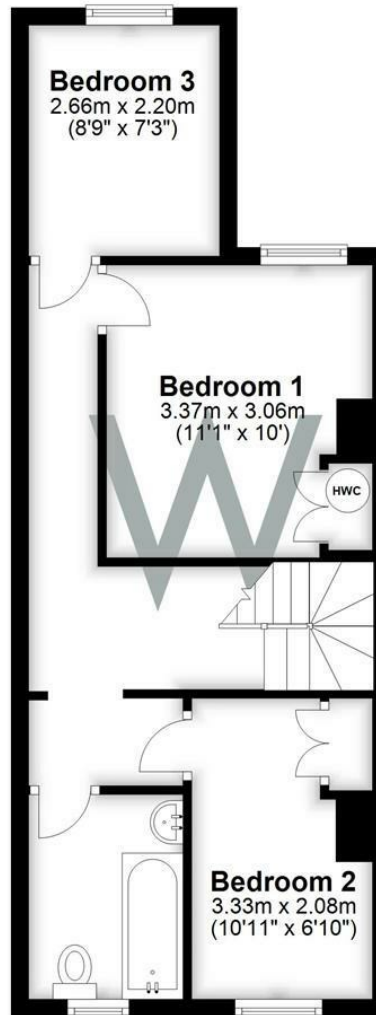
Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)




First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 82.8 sq. metres (890.9 sq. feet)

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

WHITES

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