



7 WYNDHAM TERRACE SALISBURY

A charming three bedroom Victorian terraced house, in a quiet city centre location, with a south facing garden and off street parking.





7 Wyndham Terrace forms part of an attractive red brick Victorian terrace and provides comfortable accommodation over three storeys, benefitting from good ceiling heights, open views across Wyndham Park and beyond, a south facing garden and off street parking. Located in a quiet part of the city centre and offered to the market with no onward chain, the property would be suitable for a variety of purchasers.

The house is located within a popular residential part of Salisbury which is a level walk from the city's excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with trains to London Waterloo (journey time approximately 90 minutes). The city also supports a twice weekly charter market and a well thought of playhouse.

Accessed from Wyndham Terrace via a part paved and part concrete path to one side of the driveway, through the front garden to the wooden front door, which opens into the:-

ENTRANCE LOBBY

With clay tiled floor and door to the:-

SITTING/DINING ROOM

Sitting area – this is a cosy space with a large bay window to the front and a woodburner standing on a slate hearth with built in shelving to either side of the chimney breast. Television point and stairs to the first floor landing.

Dining area – a good entertaining space with room for dining room furniture and a useful understairs storage area (with plenty of space for coats and boots etc). Telephone point and door to the:-

KITCHEN

This has been well designed with tiled worktops providing extensive cooking and preparation areas, incorporating a single bowl stainless steel sink and drainer unit with a filtered water tap and space for a freestanding cooker. Storage is provided by a good range of high and low level units with a built in dresser top and space for an under counter fridge/freezer. Laminate floor, tiled splashbacks and a door with window to the side which opens into the:-

COVERED STORAGE AREA

With laminate flooring, this provides plenty of storage for bikes, garden equipment etc. Door to the rear courtyard garden and door to the:-

UTILITY/CLOAKROOM

Well fitted with a WC, wash hand basin, a fully tiled shower cubicle (currently not in use and used as space for a tumble dryer) and with space and plumbing for a washing machine. Wall mounted mirror, Glow-worm Micron boiler and obscure glazed window into the covered storage area.

Stairs from the sitting/dining room lead up to the:-

FIRST FLOOR LANDING

With stairs to the second floor, doors to the first floor accommodation and a window to the rear.

BATHROOM

This is a very good size and well fitted with a panelled bath with mixer tap and shower attachment above, matching "his and hers" sinks with mixer taps above and set into a ceramic tiled worktop with wall mounted mirror above and shelving below, WC and bidet. Tiled splashbacks, wall mounted mirror, window to the rear and a good sized airing cupboard containing the hot water tank.

BEDROOM 1

The principal bedroom, this is a good sized and light double bedroom with two large windows to the front. Built in wardrobes provide a good mix of hanging and shelving space and from the windows there are lovely views across Wyndham Park and beyond.

SECOND FLOOR LANDING

With a large window to the rear, doors to all of the second floor accommodation and hatch to the loft space.

BEDROOM 2

Another good sized room with a single glazed window to the rear.

BEDROOM 3

Again, a good sized and light double bedroom with a large window to the front and built in wardrobe.

OUTSIDE

Immediately to the front of the property is a small area of patio from which a part paved, part concrete path leads through good sized borders containing mature planting, to the small south facing area of lawn, providing an easy maintenance garden (it is felt that a larger area of lawn would be easily created, if desired). The path continues through a wrought iron gate to the tarmac driveway providing off street parking for one car and to Wyndham Terrace beyond. To the rear is a small, fully walled courtyard garden with a timber gate leading to the rear passage and giving access to Swaynes Close.

SERVICES

Mains electricity, gas, water and drainage are available.

TENURE

Freehold

POSTCODE

SP1 3AF

COUNCIL TAX

Band D. Charge for 2015/2016 - £1,556.29

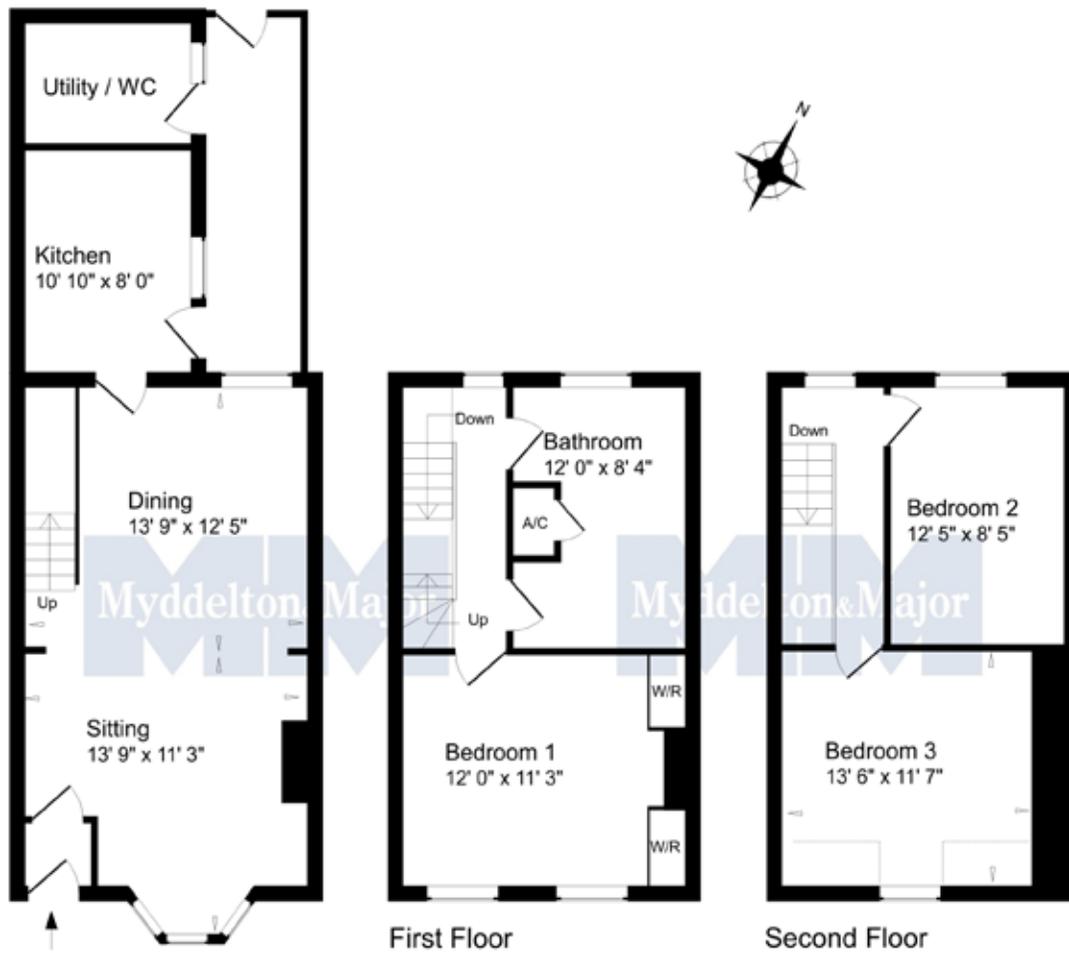
TO VIEW

By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD.

Tel: 01722 337575

18403.160114





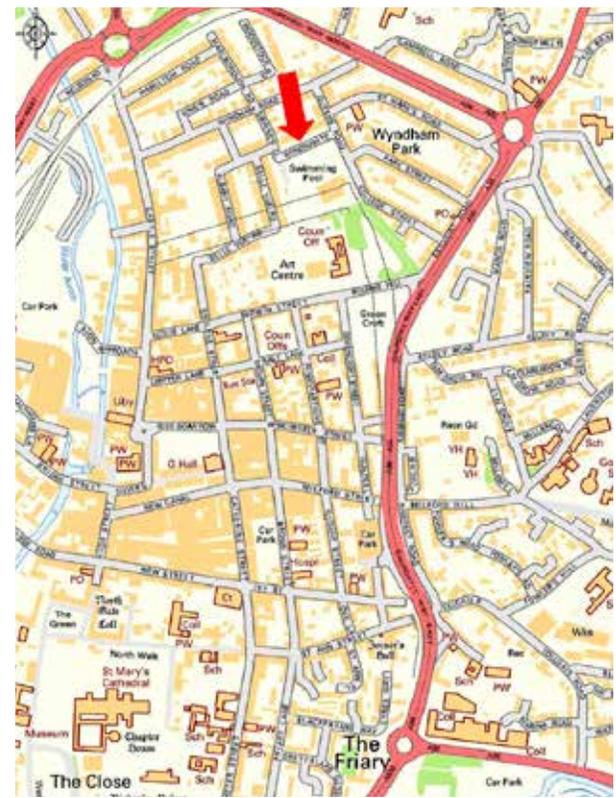
Ground Floor
 Approximate Gross Internal Floor Area:
 1,120 Sq. Ft./ 104 Sq. M

Energy Efficiency Rating

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		69

Very energy efficient • lower running costs
 Not energy efficient • higher running costs

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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