



2 GLENSIDE GARDENS | SALISBURY

A light and spacious, three storey town house, presented in immaculate condition and with a charming garden.





Built approximately nine years ago, No. 2 Glenside gardens is everything a modern town house should be; it has well proportioned rooms, good ceiling heights and the attention to detail paid during the build is still very much in evidence today. The property is presented in immaculate order and the current owners have created a charming rear garden. All the rooms are of generous proportions with good ceiling heights and some are South facing with some far reaching views.

Glenside Gardens is a small development of just 5 houses, set back from Shady Bower which is a popular area of the city, being not far from all Salisbury's excellent facilities, but away from the hubbub of the centre. Within easy reach are educational (both state and private schools), shopping, cultural and leisure facilities, as well as the mainline station to London Waterloo (journey time about 90 mins). From Shady Bower there is a bus service, but it is also possible to walk or cycle into the city centre.

The front door of the property opens into the:-

ENTRANCE HALL

With stairs to the first floor landing, a useful understairs storage cupboard, attractive Limestone tiled floor and door to the:-

CLOAKROOM

Of a good size with a tiled floor and fitted with a white suite of low level WC and wash hand basin with tiled splashbacks. Space for coats and boots.

UTILITY ROOM

A useful space with high and low level storage units and a worktop with a stainless steel sink and drainer unit with mixer taps over. Tiled floor, extractor fan and door to the garage.

KITCHEN/BREAKFAST

A very stylish living space which naturally divides into two areas. The kitchen area is fitted with an excellent range of high and low level storage units, incorporating a built-in Siemens dishwasher and Neff double electric oven and built-in fridge. The granite worktop incorporates a 1½ bowl sink and drainer unit with mixer taps over and drainage channels set in, as well as a four ring Neff gas hob with extractor hood over. Display shelves, tiled splashbacks, under unit lighting and ceiling spotlights. The Limestone tiled floor continues through to the dining area which has glazed double doors opening out onto the garden and plenty of space for a large dining table and associated furniture. Telephone and television point.

From the entrance hall, stairs lead up to the first floor landing which has fitted bookshelves and an airing cupboard with radiator and slatted shelving.

CLOAKROOM

Fitted with a white suite of low level WC, wash hand basin and tiled splashbacks.

SITTING ROOM/STUDY

A bright room with some far reaching views and a natural division into two separate areas. The sitting area features a central fireplace with gas fire set in to a wooden surround and mantelpiece on a green slate hearth. Ceiling spotlights, television and telephone point and a large opening through to the study area which provides a flexible space and has a window overlooking the garden.

BEDROOM 4

With a window overlooking the garden and a feature 'Juliet balcony' as well as a good range of built-in storage.

From the first floor landing stairs lead to the second floor which has space for some pieces of furniture.

BEDROOM 1

A bright room with far reaching views, a built-in wardrobe and a hatch to the loft space. Telephone and television points and door to:-

EN-SUITE SHOWER ROOM

Stylishly fitted with a white suite of low level WC, wash hand basin and fully enclosed shower cubicle with Mira shower. Half height tiling, extractor fan, Linolite and shaver point and heated towel rail.

BEDROOM 2

A double bedroom with an excellent range of built-in storage, television and telephone point.

BEDROOM 3

Overlooking the garden and with a television point and built in wardrobe.

SHOWER ROOM

Fitted with a white suite of low level WC, wash hand basin and large, fully enclosed shower cubicle with Mira shower. Heated towel rail, tiled splashbacks, Linolite and shaver point and half height tiling.

OUTSIDE

To the front of the property is paved off street parking for three cars, whilst to the rear lies a charming garden which has been carefully designed by the current owners to provide year-round interest; with winter flowering cherries, spring flowering bulbs, evergreens, box hedging and deep, well established flowerbeds filled with a wide variety of flowering plants and shrubs. Much of the garden is paved with natural stone with separate areas for sitting out and closest to the house is an attractive pergola clad with climbing, flowering plants.

There is also private parking for visitors of Glenside Gardens.

N.B Please note that all free-standing pots and ornaments are specifically excluded from the sale.

GARAGE

Integral to the house, with an up and over door, tiled floor, wall mounted trip switches. Space and plumbing for a washing machine and tumble dryer, floor mounted, gas fired Kingfisher boiler for central heating and hot water. Pressurised hot water tank and pedestrian door to the garden.

COUNCIL TAX

Band F. Charge for 2011/2012 is £2206.50

SERVICES

Mains electricity, water, gas and drainage are available.

POST CODE

SP1 2RF

TENURE

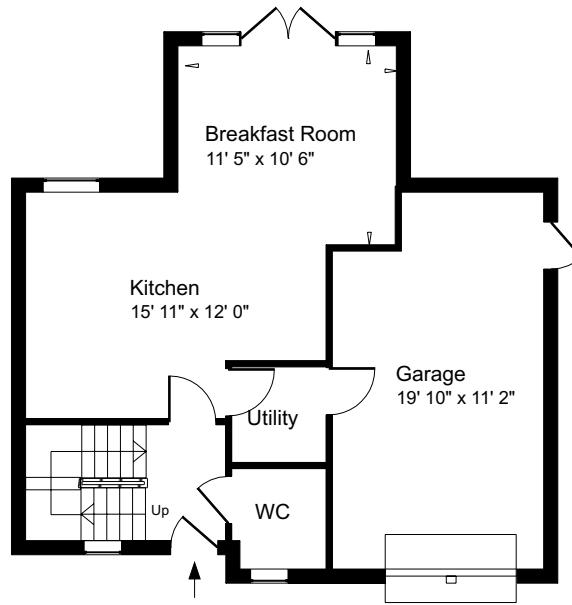
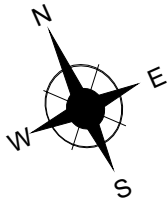
Freehold

TO VIEW

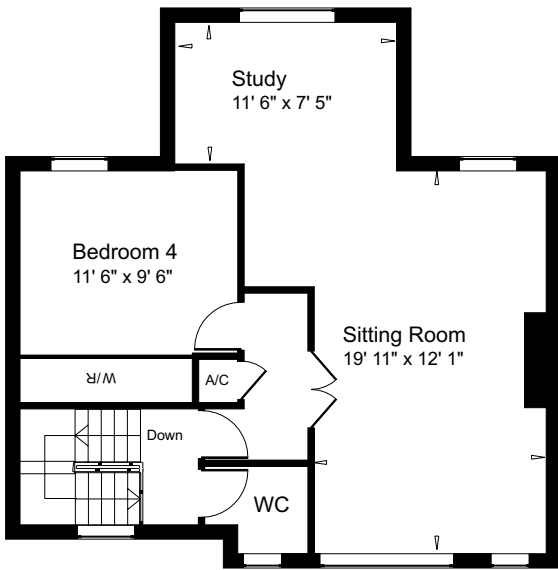
By appointment only please through Myddelton & Major, 49 High Street, Salisbury, Wiltshire SP1 2PD.

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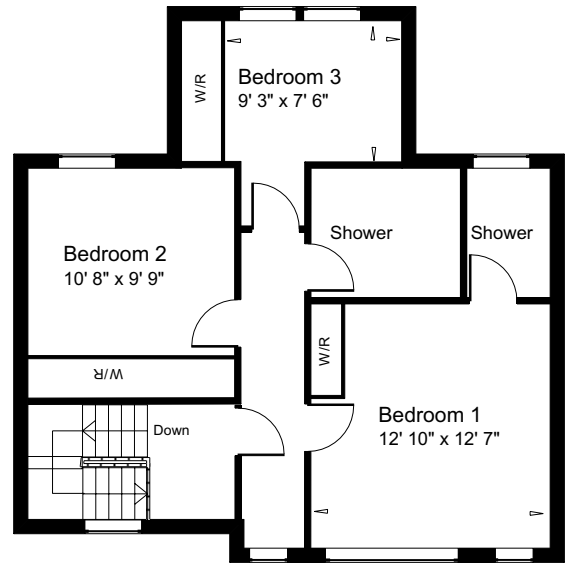




Ground Floor

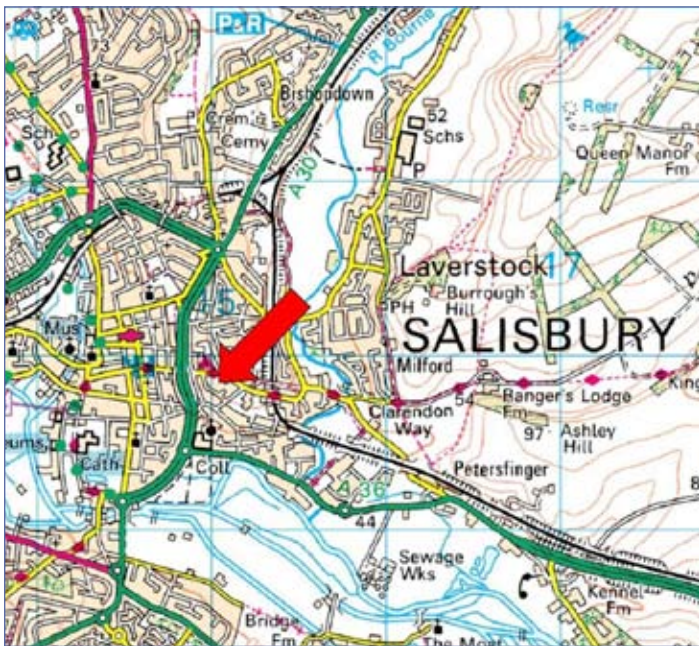


First Floor



Second Floor

Approximate Gross Internal Floor Area 1,540 Sq. Ft./ 143 Sq. M



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 - plus) A			(92 - plus) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D		
(39 - 54) E			(39 - 54) E		
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
Not energy efficient - higher running costs 68			Not environmentally friendly - higher CO ₂ emissions 72		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



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