

20 Cathedral Views

Salisbury





Presented in fantastic condition, a stylish three double bedroom, three storey townhouse with double garage, set in the heart of the city

20 Cathedral Views

Salisbury, Wiltshire, SP2 7TW

Guide Price:

£890,000



2



3



2



2

- Three Double Bedrooms
- Stylish Interior Design
- First Floor Sitting Room
- City Centre Location
- Views Over Elizabeth Gardens
- Two Bathrooms
- Beautifully Presented
- Garage
- Visitor Parking
- Highly Sought After Location

The Property

Set in an enviable position overlooking Elizabeth Gardens and within easy walking distance of all local amenities, 20 Cathedral Views is a beautifully presented modern townhouse, set over three storeys and offering comprehensive stylish accommodation located in the heart of the medieval city of Salisbury. A truly turn key property, this lovely home is ready to welcome its new owner with little or nothing to do prior to moving in.

Steps up from the pavement lead to an elegant front door which opens into the spacious hall. The property has been stylishly interior designed and meticulously planned to maximise light, and making the very best of the square footage giving a wonderful feeling of space. The ground floor has been designed to be open plan, incorporating a well appointed kitchen including an island with breakfast bar and plenty of above and below counter storage. A central dining area is set next to the kitchen and leads through to a snug/sitting room area with views out of the sash windows. French windows lead from the kitchen to the rear of the property, the garden and garage beyond. A downstairs WC completes the ground floor.

Upstairs to the first floor and there is a large formal sitting room with a feature marble fire surround and two sets of French windows, both with Juliet balconies. Across the landing is the principal bedroom with fitted wardrobes and its own well appointed bathroom. Up to the top floor and there are two further large double rooms both with fitted wardrobes and a family bathroom.

Services - All mains services are connected.

All main mobile networks are likely to have service and full fibre broadband is available

Lease Information - 999 years from 1996 (940 years remaining), £2266.81 for 2025. Ground Rent £195.00 for 2025

Tenure

Leasehold

EPC Rating

C (79)

Outgoings

Council Tax Band: G

Size

2104sqft (Inc. garage)









Outside

Accessed through French windows is a lovely, clean and tidy low maintenance 'city garden' with well constructed fire pit with seating all around. A door leads through to the double garage which has a utility room cleverly removing clothes washing from the house. The garage has electric up and over doors and is accessed via the private secure entrance to Cathedral Views.

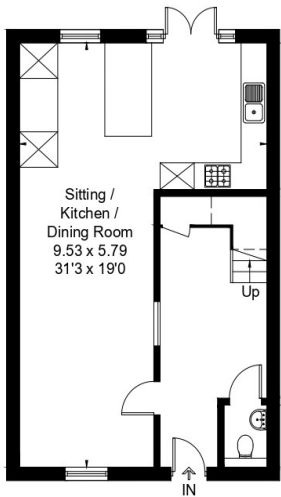
The garden is surrounded by trellis fencing with an attractive creeper working its way across the house.

Location

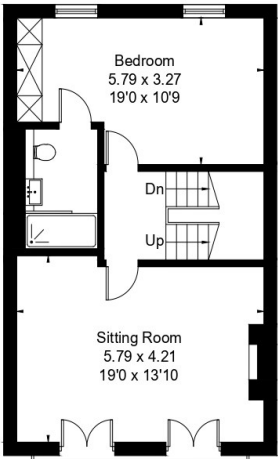
Cathedral Views is situated in the very heart of Salisbury city centre, with its full range of shopping and recreational facilities right on the doorstep – shopping, leisure, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market. The mainline train station has trains to London Waterloo (journey time approximately 90 minutes) with excellent road links to London (A303), Southampton (A36) and Bournemouth (A338). Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.



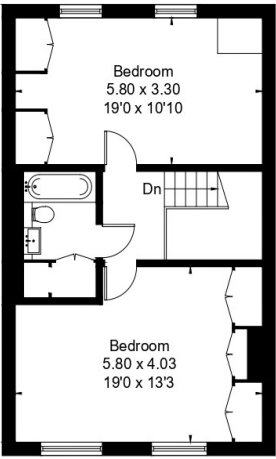
Approximate Floor Area = 166.6 sq m / 1793 sq ft
Garage = 28.9 sq m / 311 sq ft
Total = 195.5 sq m / 2104 sq ft



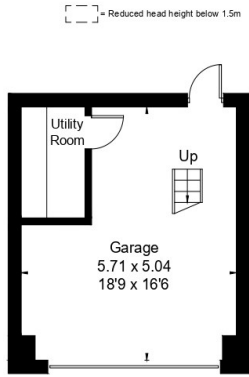
Ground Floor



First Floor



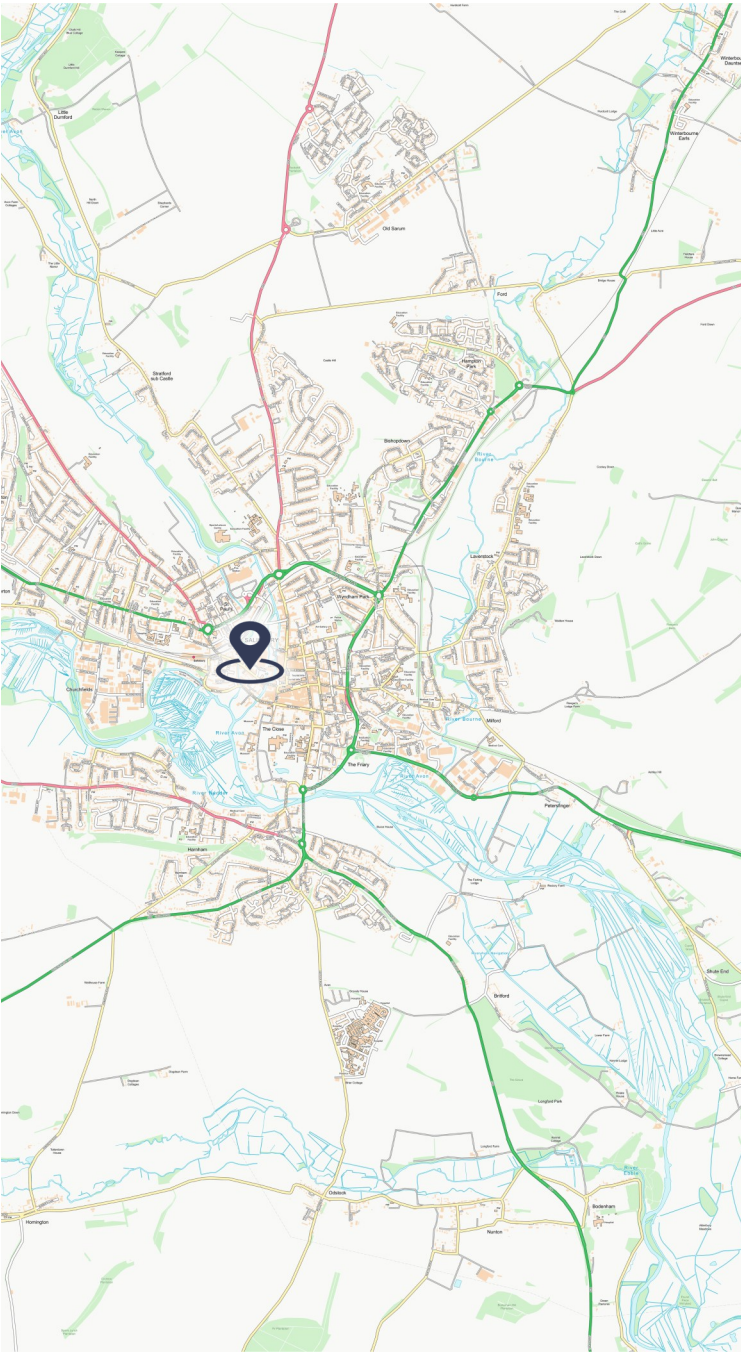
Second Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #94847



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