



86 ST EDMUNDS CHURCH STREET, SALISBURY, WILTSHIRE, SP1 1EQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



86 ST EDMUNDS CHURCH STREET, SALISBURY, WILTSHIRE, SP1 1EQ
PRICE GUIDE £245,000

Positioned within the inner ring road, St Edmunds Church Street is located only a short walk from the heart of the city with its excellent range of facilities; number 86 is a period terrace house of generous proportions, with a private sunny courtyard garden.

The property is centrally heated via a mains gas fired boiler to radiators (a new boiler was installed in 2010 and has been maintained annually under a service agreement) and offers excellent accommodation comprising an entrance hall, two separate reception rooms, kitchen with adjoining utility and external shed/store.



Accessible off a generous galleried landing are two double bedrooms and a large family bathroom with separate shower enclosure and bath.

The most recent major improvement to the property has been the overhauling and replacement of the roof which was undertaken during 2014/2015. Period features retained within the property include sash windows, original panelled doors, fireplaces, skirting boards and architraves.

Prospective Landlords and Investors should note 86 St Edmunds Church Street has been let continuously for a period of ten years until the property became vacant in October 2021. The rent payable during the last tenancy was £825 pcm returning a yield in excess of 4%.

St Edmunds Church Street is in a hugely convenient location close to the centre of the historic city of Salisbury and a short level walk of the Arts Centre and the Greencroft, College Park and the Secret Garden. The Cathedral, market square (with its twice weekly market), Salisbury Playhouse and cinema are all nearby and the mainline railway station serving London Waterloo (90 minutes) is also within walking distance. The city has a wide range of shops, restaurants, arts and recreational facilities including private gymnasiums and both state and private primary and secondary schools within and outside the city boundary. Doctors and dental surgeries are also nearby. The A303 provides access to the south west and London via the M3.

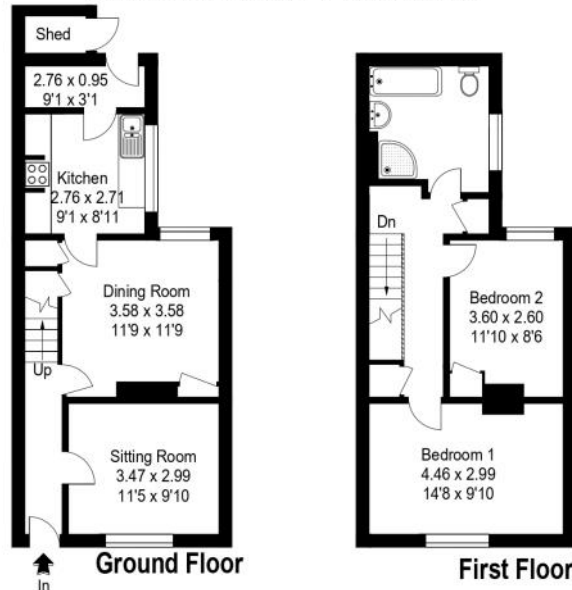


Bedroom 1



86 St Edmunds Church Street, Salisbury SP1 1BA

Approximate Gross Internal Area :- 83 sq m / 895 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	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	
			89
		67	

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PRODUCED FOR BAXTERS 2021
This illustration is for identification purposes only.
Not drawn to scale, unless stated.



Bourne House, within a short walk



Arts Centre, within a short walk



Courtyard at 86 St Edmunds Church



The Greencroft, within a short walk



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C: £1,873.56 for year 2021/22. All mains services connected. Gas central heating.

DIRECTIONS: From Castle Street follow the road into Blue Boar Row passing the market square on the right hand side and turn left into Endless Street. Take the first right into Salt Lane; immediately after Salt Lane car park turn left into St Edmunds Church Street. Park and walk to number 86, clearly identified by the **BAXTERS** For Sale sign.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10614