



75 HAMILTON ROAD, SALISBURY, WILTSHIRE SP1 3TQ

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



75 HAMILTON ROAD, SALISBURY, WILTSHIRE SP1 3TQ
PRICE GUIDE: £475,000

Located within the inner ring road, a short walk from the city centre and railway station is 75 Hamilton Road, a lovely Victorian town house.

The property has been greatly improved in recent years and is offered for sale in excellent order throughout. The elegant accommodation, arranged over three floors, is both light and spacious with many characterful features including period doors, an original cast iron fireplace and deep bay window in the sitting room. There is also an ornate tiled path leading through the front garden to the main entrance. More modern features include bespoke plantation blinds and a fabulous roof lantern in the kitchen.



The ground floor entrance hall, with solid oak floor gives access to the main staircase and leads in to a cosy sitting room. A particular feature of this fine family home is, without doubt, the wonderful kitchen/family room/dining room which extends to approximately 35 ft overall. The family room, accessed off the hall via a stained glass door, has the benefit of an open fireplace with fitted log burning stove; the kitchen is fitted with an excellent range of farmhouse style units, central island with roof lantern and high quality Corian countertops; the dining area has full width bi-fold doors leading out to the garden. There is also a separate utility room with cloakroom.

Off the first floor landing is the main bedroom with fitted wardrobe cupboards and a luxuriously appointed family bathroom complete with freestanding slipper bath, separate wc with contemporary suite, a large walk in full tiled enclosure with rain shower, a free standing vanity unit with countertop vessel sink and chequered tiled floor. There are two further double bedrooms located on the second floor.

To the front of the house is a small walled garden with planters and an original tiled footpath. The rear garden has been landscaped with a large paved patio bordered by raised planters. There is also a substantial detached insulated garden building with power and lighting which could have a multitude of uses such as a home office, gym, studio etc. Residents and visitors permit parking is available in Hamilton Road and neighbouring roads.

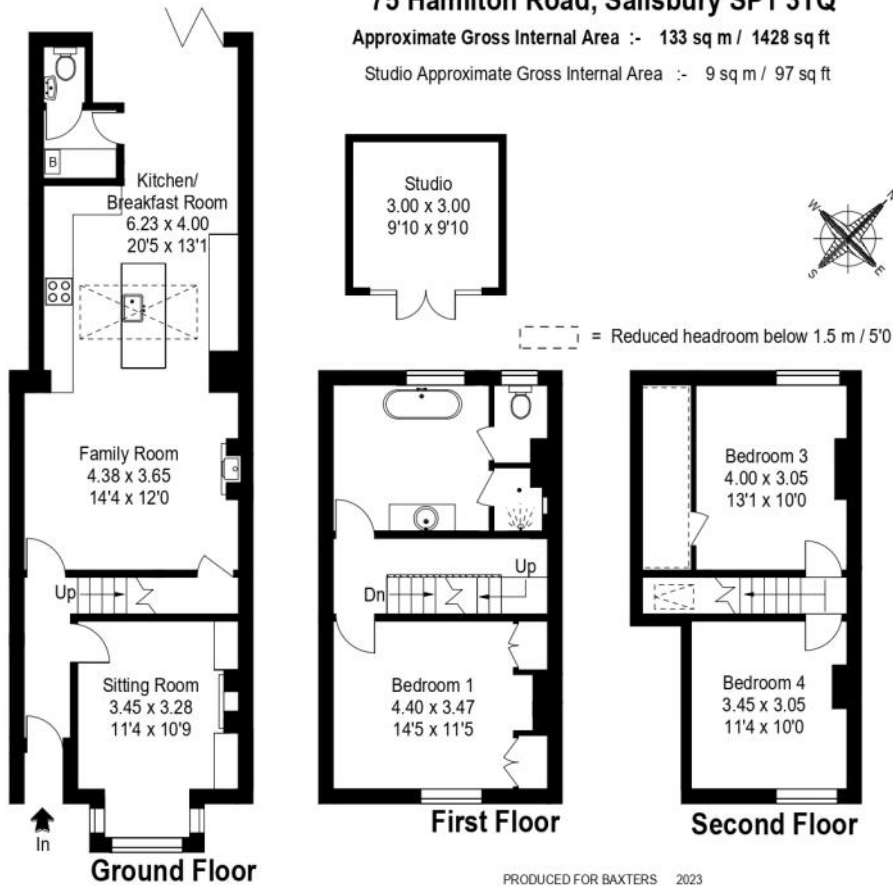
LOCATION: Hamilton Road is located on the northern side of the cathedral city of Salisbury within walking distance of the city centre, close to local amenities and schooling and on a bus route into the city where there are extensive shopping facilities, social amenities and a weekly market. The property falls within the general catchment for St Mark's Junior School, the two Grammar schools and public schools. Salisbury's mainline rail station (serving London Waterloo) is a short distance away and Salisbury has excellent road links to London (A303/M3), Southampton (A36) and Bournemouth (A338).



75 Hamilton Road, Salisbury SP1 3TQ

Approximate Gross Internal Area :- 133 sq m / 1428 sq ft

Studio Approximate Gross Internal Area :- 9 sq m / 97 sq ft



PRODUCED FOR BAXTERS 2023
 This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 17.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of the plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band D - £2,396.60 : for year 2023/24. All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

DIRECTIONS: From the city centre proceed along Castle Street at the mini roundabout continue straight ahead, take the second turning on the right, into Hamilton Road, just before the railway bridge. Number 75 Hamilton Road is located at the top of the hill on the left hand side, clearly identified by the Baxters For Sale board.

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: 10695

