



9 CHERRY ORCHARD LANE, SALISBURY SP2 7JF

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BAXTERS
PROPERTY & LAND AGENTS



9 CHERRY ORCHARD LANE, SALISBURY SP2 7JF
PRICE GUIDE: £300,000

9 Cherry Orchard Lane is a newly refurbished characterful Edwardian end of terrace family home located within easy reach of Salisbury city centre, the railway station and local amenities.

Offered for sale in excellent order, this smart family home offers generous accommodation which is light and airy, double glazed and centrally heated via a mains gas fired boiler to radiators. The ground floor layout comprises of an open recessed entrance with original tiled floor, reception hall, sitting room with newly polished floorboards and a working fireplace, a re-modelled kitchen fitted with an excellent range of units with solid oak worktops, a separate breakfast room with original cabinets, large utility and cloakroom.



The first floor offers two spacious double bedrooms (bedroom one with a period fireplace), a large single bedroom with a period fireplace, and a refitted shower room.

The property is located on the corner of Cherry Orchard Lane and Orchard Road where there is excellent unrestricted on street parking. To the front of the house is a small garden with mature shrubs, the rear garden is walled and laid to lawn with two deep borders.

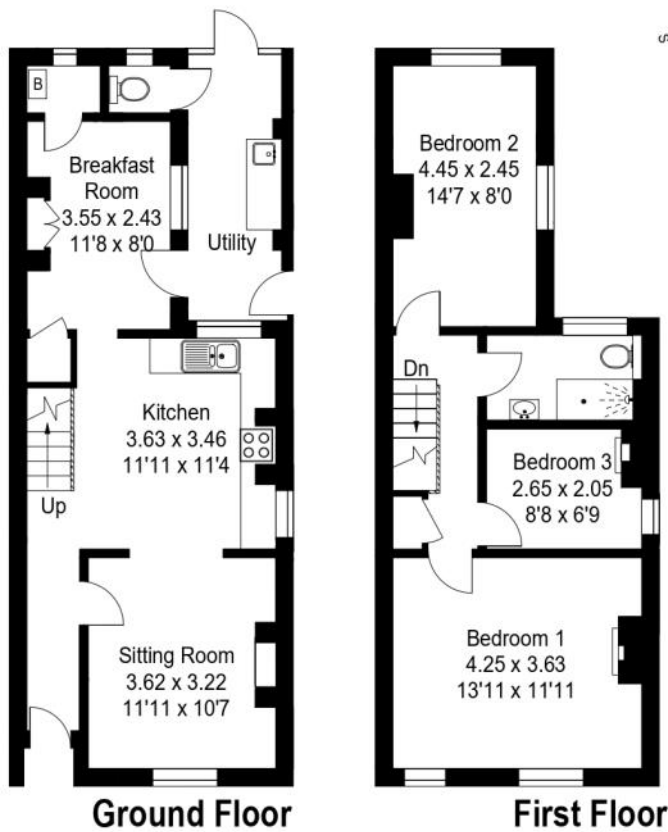
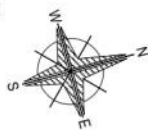
LOCATION: Cherry Orchard Lane is located a short distance from the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Grammar School are both within walking distance. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

DIRECTIONS: From Salisbury city centre proceed along Castle Street to the roundabout taking the first exit onto Churchill Way West (A36). Proceed to the next roundabout (St Pauls) and take the second exit still following the A36 Wilton Road. Continue to follow the road passing by Tesco Express on the left hand side. After a short distance Cherry Orchard Lane can be found immediately after the Waitrose Service Station on the left hand side, and number 9 can be found on the right hand side clearly identified by the BAXTERS For Sale Sign.



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Approximate Gross Internal Area :- 94 sq m / 1009 sq ft



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,129.43 for year 2023/2024. All mains services connected. Gas central heating. Fully double glazed.

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: 10699.