



MALLARDS 5 CRANE BRIDGE ROAD SALISBURY

A rare and exceptional detached property in the city centre





This is a rare property for the centre of the city, not only is it detached but it also has a completely private rear garden, has ample off street parking for many cars, a garage, and has versatile accommodation with the potential to create a self-contained annexe. Whilst the property is arranged over two floors it is possible to live on the ground floor alone where there are two good bedrooms with a bath and shower room. The property was built in 1953 and has been in the ownership of the same family since 1963.

A more convenient and central location would be hard to find. From Mallards it is a very short level walk to the Cathedral or the centre of the city which has an excellent range of shopping, educational and leisure facilities. Equally close by is the mainline railway station with trains to London Waterloo, journey time about 90 minutes. Salisbury also supports a twice weekly market and has an excellent theatre.



The property is set back off Crane Bridge Road. The sheltered front door opens into the:

ENTRANCE HALL

Wide and welcoming with room for some furniture and two good storage cupboards. At the far end is the airing cupboard which contains the hot water cylinder.

CLOAKROOM

Fitted with a wash basin and WC.

SITTING ROOM

A well proportioned and light room with windows on three sides and an open fire set in an attractive wooden surround. Door to the conservatory.

KITCHEN

Fitted with a good range of high and low level storage units with a stone work top with a gas hob set in and extractor fan over. Built in double oven and microwave.

Space and plumbing for a dishwasher. A wide archway leads through to the dining room. Door to the:

UTILITY ROOM

Fitted with a worktop with a stainless steel sink and drainer and some useful built in storage cupboards. Space and plumbing for a washing machine and tumble dryer. Door out to the garden.

DINING ROOM

With sliding doors out to the conservatory and a door to the hall.

CONSERVATORY

A large south-west facing room with sliding doors out to the garden.

BEDROOM ONE

A double room with windows on two sides and a range of built in wardrobes.

BEDROOM TWO

This is in fact the largest bedroom and has a wide window overlooking the garden and an excellent range of built in wardrobes. Door to the:

ENSUITE BATHROOM

Fitted with a white suite of bath, washbasin with a mirror and light over, and WC. Heated towel rail.

SHOWER ROOM

Fitted with a separate shower, washbasin in a corner storage unit and a WC. Heated towel rail.

From the entrance hall stairs lead to the first floor landing where there is further storage and a hatch to the loft space.

BEDROOM THREE

A good double room with eaves storage.

SHOWER ROOM

Fitted with a shower cubicle, washbasin and WC. Heated towel rail.

KITCHENETTE

Fitted with some simple storage units and a stainless steel sink and drainer built in.



STUDY/BEDROOM FOUR

Another light room with a decorative fireplace and double doors out to a roof terrace which overlooks the rear garden. Door to:

BEDROOM FIVE

A good single room with built in wardrobes and a door to the

ENSUITE BATHROOM

Fitted with a white suite of assisted bath, washbasin and WC. Wall mounted mirror with a light over.

OUTSIDE

The property is set back from Crane Bridge Road behind electric gates that open to a large area for parking and turning. Covered car port for two cars and a single garage with an electric up and over door, electric light and power. Established and pretty border flower beds, exterior lighting and power. A wide gate leads around the side of the property to a good garden shed and a clean and tidy store which could be used as an office space. The rear garden is extremely private, completely walled and has a lawn, water fountain, mature trees and flower beds. Two outside taps and two outside power points.

SERVICES

Mains electricity, water, gas and drainage are available.



Part gas-fired central heating. Part electric night storage heating.

TENURE

Freehold

COUNCIL TAX

Band G. Charge for 2020/2021 - £3,359.39

POST CODE

SP2 7TD

BROADBAND

Ofcom.com suggests that maximum speeds of up to 73Mb are available with superfast fibre broadband.

TO VIEW

By appointment only please through Myddelton & Major, 49 High Street, Salisbury, SP1 2PD.
Tel 01722 337575

MONEY LAUNDERING REGULATIONS 2017

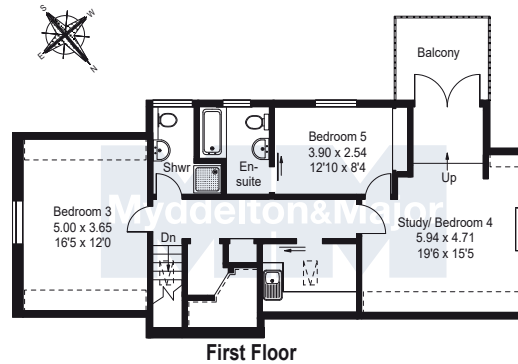
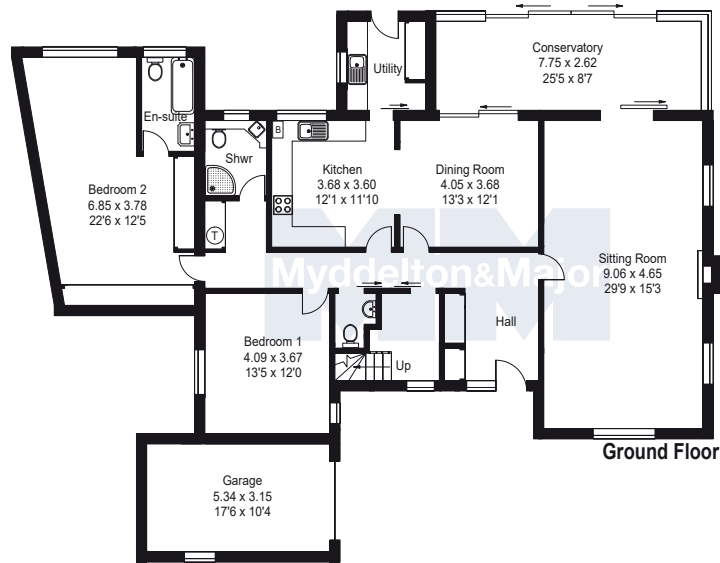
Please note, purchasers will be required to provide identity information, so Anti Money Laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Our Reference: 16647.200911



Approximate Gross Internal Area :- 270 sq m / 2904 sq ft
 Garage Approximate Gross Internal Area :- 17 sq m / 181 sq ft

--- = Reduced headroom below 1.5 m / 5'0"

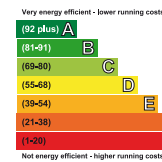


PRODUCED FOR MYDDELTON & MAJOR 2020
 07825 272010 Ref: MM17/CND

This illustration is for identification purposes only. Not drawn to scale, unless stated.



Energy Efficiency Rating



Current	Potential
64	74

The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



49 High Street Salisbury Wiltshire SP1 2PD
01722 337575
www.myddeltonmajor.co.uk

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: - i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

