Myddelton&Major

# 25 Lime Kiln Way

SALISBURY





# 25 Lime Kiln Way, Salisbury, SP2 8RN

- Detached House
- No Onward Chain
- 4 Double Bedrooms
- 3 Reception Rooms
- Bathroom; En Suite Shower
- Double Garage
- Driveway
- Rear Garden
- Close to Hospital
- Edge of City Location

## The Property

25 Lime Kiln Way is a bright and well proportioned detached house which has been successfully let for a number of years and is now offered to the market with no onward chain. Whilst the property is in good order, it is felt that there is the potential for an incoming purchaser to put their own stamp on it.

The front door opens into a welcoming entrance hall, with doors to the majority of the ground floor accommodation. The kitchen is of a good size, well fitted with units and with space for a breakfast table. An archway gives access to the utility room which has space and plumbing for both a washing machine and tumbledrier and a door to the outside. A door from the kitchen leads to the dining room (it is felt that this could perhaps be opened up to create a lovely and bright kitchen/dining room) and double doors lead from here to the sitting room. This is again of a good size with an inset gas fire and sliding doors to the rear garden. The study with an attractive bay window and ground floor cloakroom round off the ground floor accommodation.

Stairs lead from the hallway to the first floor landing, which has an airing cupboard with hot water tank and doors to all of the first floor accommodation. Here there are four double bedrooms, the well proportioned main bedroom faces south west and has been fitted with extensive fitted wardrobes. Finally there is a well fitted family bathroom and en suite shower room to the main bedroom.

A detached four bedroom house in a popular residential area on the southern edge of the city, conveniently located for the city centre and the hospital.

Tenure: Freehold | Size: 1,432 ft² | EPC Rating: C (71) | Council Tax Band: F

4 | 3 | 2 | 4

**Services -** All mains services are available. BT.com suggests speeds of up to 900Mbps are available.

Market Square 2.8 Miles • Hospital 0.7 Miles • Train Station 1.9 Miles • Convenience Store 0.5 Miles









## Outside

25 Lime Kiln Way is set back from the road and is one of three properties accessed via a small cul-de-sac, to the front is a small area of lawn, with a path leading to the front door. To one side is a detached double garage with off road parking for two vehicles in front, and a passage between the house and the garage gives access to the utility room door and beyond to the rear garden. Immediately to the rear of the property is an area of patio, beyond the garden has been mainly laid to lawn with mature shrubs, trees and flowering plants. Behind the garage is a secluded lower area which is suitable for a number of uses. Finally there are two sheds.

## Location

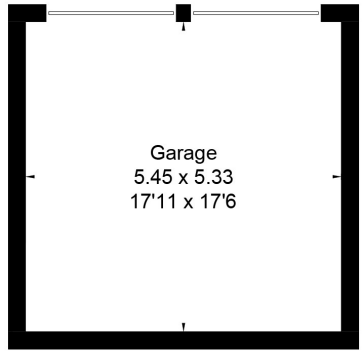
Lime Kiln Way is a very popular residential street on the southern edge of the Cathedral city of Salisbury, and is very conveniently located with easy access to both the city centre and Salisbury District Hospital. Salisbury has a wide range of facilities – educational, cultural, leisure and shopping, including a well thought of Playhouse, twice weekly charter market and mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).



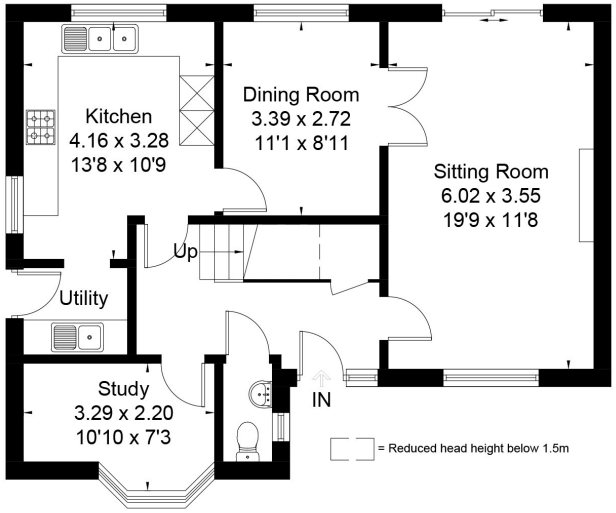




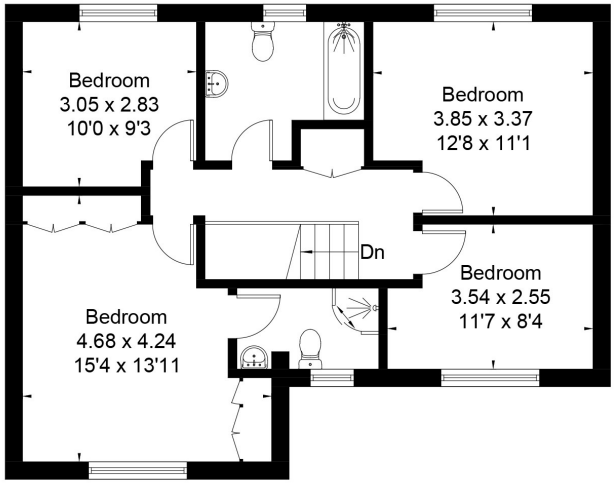
Approximate Area = 133.0 sq m / 1432 sq ft
Garage = 29.2 sq m / 314 sq ft
Total = 162.2 sq m / 1746 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)




(Not Shown In Actual
Location / Orientation)




Ground Floor




First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 324212


## Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



arla | propertymark PROTECTED
RICS Regulated by RICS
The Property Ombudsman

49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton&Major




From city apartments to country houses
and everything in between