



5 Hamilton Road | Salisbury | Wiltshire | SP1 3TF

**WOOLLEY  
& WALLIS**

Guide Price £220,000 freehold

A very conveniently located turn of the century 3 bedroom mid-terraced house requiring modernisation.

## The Property

5 Hamilton Road is located at the bottom of the road, providing good access into the city centre as well as the railway station. The house does now require modernisation, including such things as decoration, carpeting, bathroom, kitchen etc. The current layout provides 3 first floor bedrooms and a ground floor bathroom. The options are maybe to convert the ground floor bathroom into a utility room and then use a bedroom as a first floor bathroom. The good sized accommodation, although needing modernisation, warrants an internal viewing to appreciate the potential that the property offers. The accommodation comprises door to entrance lobby and door to entrance hall. Lounge/dining room with PVC window to front and rear aspects and radiator, understairs storage cupboard and door to kitchen. The kitchen comprises of inset single sink with drainer, gas hob with extractor oven, built-in electric oven, plumbing and space for washing machine. Wall mounted units, base units and drawers, worktop surface, wall mounted Worcester gas fired central heating boiler, PVCU double glazed door to outside and door then leads to bathroom. Bathroom with suite comprising of bath, pedestal wash hand basin, WC, PVCU double glazed window to rear aspect. Radiator. From the entrance halls stairs rising to first floor landing, landing with access to loft space and fitted cupboard. Bedroom 1: PVCU double glazed window to front aspect, range of fitted wardrobes, radiator. Bedroom 2: PVCU double glazed window to rear aspect, radiator. Bedroom 3: PVCU double glazed window to rear aspect. Airing cupboard housing hot water cylinder.

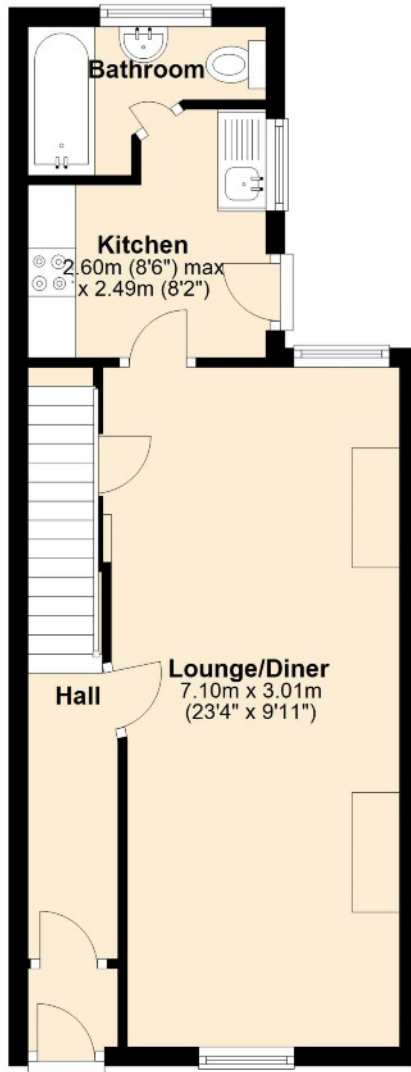
## Situation

Hamilton Road is located within easy walking distance to the city centre which offers a fantastic range of shops and leisure facilities.



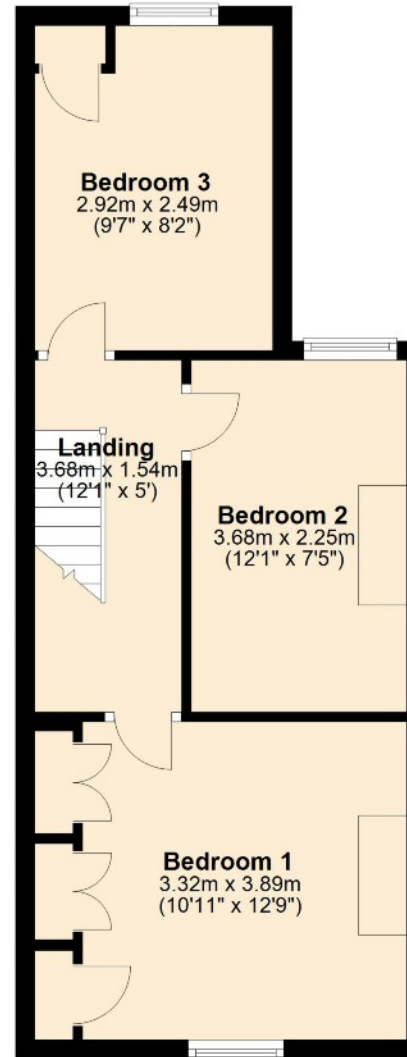
### Floor Plan

Approx. 36.4 sq. metres (392.3 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 sq. feet)

#### AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. 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 necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in March 2024.



#### Outside

To the rear of the property is a small courtyard with rear pedestrian access.

#### Directions

From our office in Castle Street proceed in a northerly direction and just before the railway bridge turn right into Hamilton Road where number 5 can then be found on the left hand side.

#### Services

Mains water, gas, electric and drainage are connected to the property.

#### Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

#### Local Authority

Wiltshire Council 0300 456 0100

#### Council Tax

Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		