



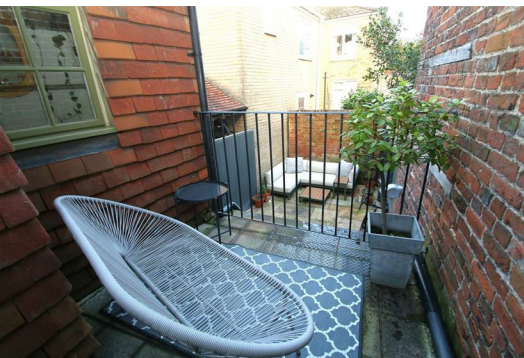
111 Dolphin Street

Salisbury, SP1 2BL

£299,950



A beautifully presented character home quietly tucked away in this city centre road. 111 Dolphin Street is a quirky two bedroom property with a lovely array of character features which have been blended with modern fittings. The property benefits from a lovely roof terrace and private courtyard garden as well as a generous level of residents on-street parking. Accommodation comprises 5.25m double fronted reception room, refitted kitchen, two bedrooms, refitted bathroom and cloakroom. The current layout means that the bedrooms are currently interlinked, however a partition wall could be erected if required. Quietly located in this peaceful side street the position is within an attractive walk of all the city centre amenities. This is a great opportunity to acquire a lovely city cottage in such fantastic order. An early viewing is essential.



Directions

Proceed to St Ann Street passing Love Lane, Dolphin Street can be found on your left. Number 111 is on your right.

Front Door to:

Reception Room 17'2" x 10'7" (5.25m x 3.25m)

Twin sash windows to front aspect. Two double radiators, low level cupboards.

Inner Lobby

Stairs to first floor.

Kitchen 8'6" x 8'4" (2.6m x 2.55m)

Range of fitted base units with solid wooden work surface over. Space for gas range cooker, integral serving fridge. Inset ceramic sink with mixer tap and tiled splashbacks. Wall mounted Worcester gas combi boiler, double glazed window.

Rear Lobby

Part Glazed Door to:

Bathroom

Low level WC, vanity basin, walk in shower enclosure with rainfall head and handheld attachment, heated towel rail, obscure double glazed window. Double width utility cupboard with plumbing and space for washing machine.

Bedroom One 11'3" x 9'6" (3.45m x 2.9m)

Secondary glazed window to front aspect. Radiator.

Bedroom Two 9'10" x 9'10" max (3m x 3m max)

Secondary glazed window to front. Slimline storage cupboard, double radiator and loft access.

Rear Landing

Glazed door to roof terrace, Velux window. Radiator.

Cloakroom

Concealed cistern WC and vanity basin with tiled splashbacks. Window to side and feature high level window.

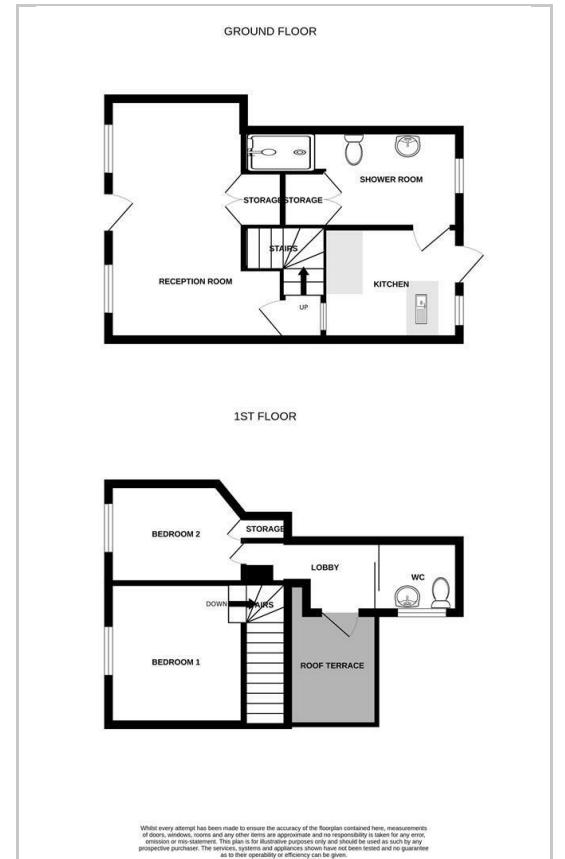
Outside

From the first-floor lobby a glazed door leads out to the roof terrace with wrought iron balustrading. The private rear garden is well enclosed by wooden fencing and wall. Steps lead up to a sandstone paved area with small herb border.

Area Map



Floor Plans



Energy Efficiency Graph

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