



27 PENNYFARTHING STREET, SALISBURY, WILTSHIRE, SP1 1HJ

£315,000 FREEHOLD

**Winkworth**



## 27 PENNYFARTHING STREET, SALISBURY, WILTSHIRE, SP1 1HJ

This charming 2 bedroom cottage, located in the heart of the Cathedral City of Salisbury offers a perfect blend of modern amenities and traditional charm. Boasting two spacious bedrooms and a separate Sitting room and Dining Room, this property is ideal for a young family or professionals.

Outside, the property features a patio garden, perfect for entertaining. Residents /Visitors parking permits are available with multiple roads in zone E close to the property.

With its convenient city centre location and attractive features, this property will wow those seeking a comfortable and stylish living space within close proximity to all that Salisbury offers.

### AT A GLANCE

#### GROUND FLOOR:

- Living Room
- Dining Room
- Kitchen

#### FIRST FLOOR:

- Two Double Bedrooms
- Family Bathroom

#### OUTSIDE:

- Patio Garden
- Permit Parking



## LOCATION

At the City's heart, is Salisbury Cathedral, housing the best preserved of the four original Magna Carta manuscripts. Salisbury's historic streets offer Salisbury Playhouse with an enviable reputation for their productions, an abundance of independent retailers and eateries as well as the hustle and bustle of the Charter Market on Tuesdays & Saturday.

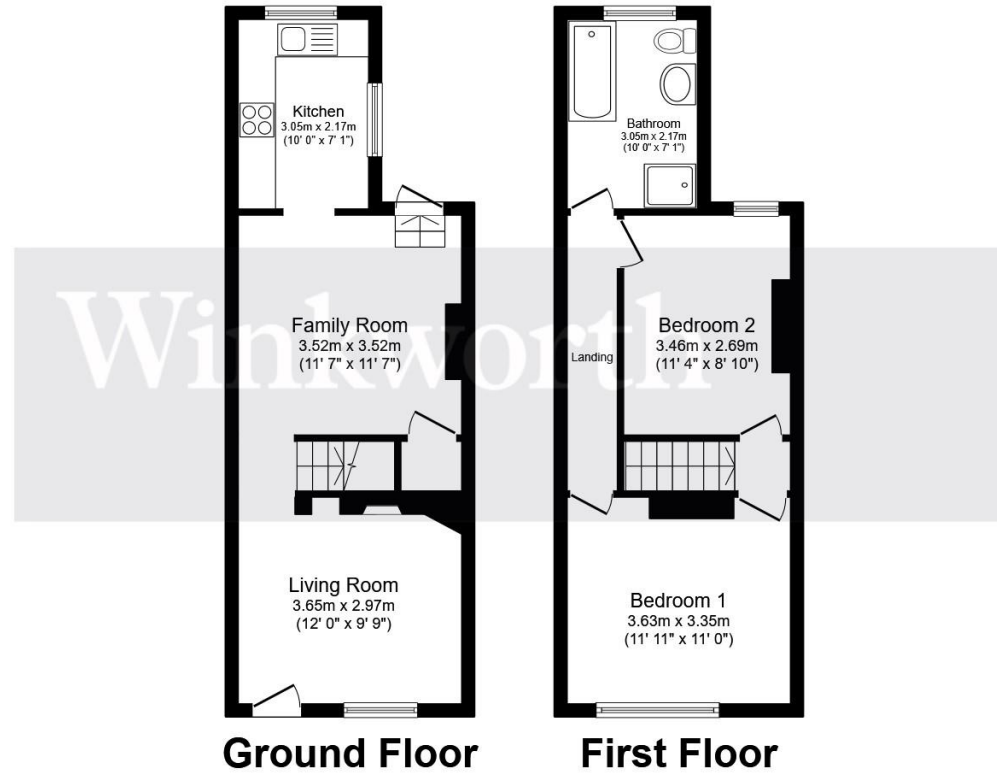
There are numerous primary and secondary schools, both private and state including boys' and girls' grammar schools.

Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline Station.

## SERVICES

- Mains Electricity
- Mains Gas
- Mains Water & Drainage
- EPC Band D
- Council Tax Band C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Total floor area 69.9 m<sup>2</sup> (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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