

Connells

Castle Road
Salisbury

Castle Road
Salisbury SP1 3SA

for sale offers in excess of
£375,000







Property Description

This semi-detached three bedroom house on Castle Road, Salisbury. This property is offered to the market with potential to improve, extended kitchen and living areas, a downstairs shower room and first floor bathroom. To the rear is a good sized, enclosed garden with a high degree of privacy and to the front driveway parking. The property is conveniently placed for local schools and is approximately a mile from the city centre.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

Porch

Door to entrance hall, boiler, storage cupboard.

Entrance Hall

Access to kitchen, shower room, lounge, living/dining room, stairs to first floor landing, under stair storage.

Lounge

Bay window to front aspect over Hudson field, feature fireplace with stone hearth and brick surround.

Living/ Dining Room

Feature fireplace, tile surrounds, wooden mantle, rear door to garden.

Kitchen

Comprising wall and base units with work surfaces over, drainer sink unit with mixer taps, raised integrated oven, raised integrated microwave, inset hob with hood over, built in and concealed dishwasher, space for fridge/freezer, space for washing machine, breakfast bar, side door to driveway, rear aspect.

Shower Room

Comprising shower unit, wash hand basin and WC.

First Floor Landing

Access to bathroom and bedroom one, two and three.

Bedroom One

Rear aspect.

Bedroom Two

Front aspect.

Bedroom Three

Rear aspect.

Bathroom

Comprising panel enclosed bath with mixer taps and shower head attachment, pedestal wash hand basin and WC.

Outside

Rear Garden

The mature rear garden offers a private setting with an abundance of established trees, shrubs and flowering plants. A paved terrace provides space for outdoor seating and entertaining, while winding pathways lead through attractive borders and a rear secluded area ideal for relaxing and enjoying a high degree of privacy. Other features include storage solutions, wood panel fencing and gated access to the driveway.

Garage

Barn style doors with rear aspect, approached by driveway.

Driveway

Parking to the front of the property.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















Ground Floor **First Floor** **Garage**

Total floor area 121.0 m² (1,302 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.propertybox.io

Connells

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SAL308448

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.