



39 Park Street, Salisbury, Wiltshire, SP1 3AT

£265,000 Freehold

A character terrace house in a popular location near to the city centre and offered with no onward chain.

Description

A turn of the century character terrace house in a prime location close to the city centre and offered to the market with no onward chain. The accommodation comprises an open plan sitting/dining room which leads to a kitchen which has an integrated oven, grill and hob and a door leading to the rear garden. On the first floor are two good size bedrooms, a further room which could be utilised as a study or a useful store and a family bathroom which has a white suite. There is a long garden which has a south westerly aspect and further benefits include gas central heating and PVCu double glazing. Park Street lies within a short level walk of the city centre with a pleasant recreation ground nearby. The city centre lies approximately half a mile away with an excellent range of amenities including a mainline railway station serving London Waterloo.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance porch

Timber front door, radiator, obscure glazed window to front, glazed door to;

Sitting/dining room 24'6" x 11'9" (7.49m x 3.60m)

Windows to front and rear, two radiators, wall mounted thermostat, fireplace with timber surround and mantel, space for table and chairs, stairs, through to;

Kitchen 12'1" x 6'11" (3.70m x 2.12m)

Fitted with base and wall units with work surfaces and tiled splashbacks, integrated electric oven and grill, four ring gas hob and extractor, space for fridge/freezer and tumble dryer, space/plumbing for washing machine, inset spotlights, wall mounted gas boiler, sink and drainer under window to rear.

Stairs to first floor - landing

Loft access, cupboard with shelving.

Bedroom one 11'3" x 10'4" (3.44m x 3.17m)

Window to front, radiator, two fitted wardrobes.

Bedroom two 12'1" x 6'11" (3.70m x 2.12m)

Window to rear, radiator.

Study/store 6'4" x 4'4" (1.95m x 1.34m)

An internal room.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, wash hand basin with cupboard under, part tiled walls, extractor, obscure glazed window to rear.

Outside

To the front is a gravelled area enclosed by a low level brick wall. The south west facing rear garden comprises a patio area, the remainder being lawned and enclosed by timber fencing. There is a timber shed, an outside tap and security light with a right of way crossing the garden.

Agents note

In accordance with Section 29 of the Estate Agents Act, a personal interest is declared.

Services

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

Outgoings

The Council Tax Band is ' C ' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

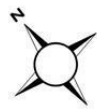
Directions

From our offices in Castle Street proceed along Scots Lane, continue over into Bedwin Street and follow the road up the hill to the left into Estcourt Road. Take the second left into Park Street and the property will be seen on the left hand side.

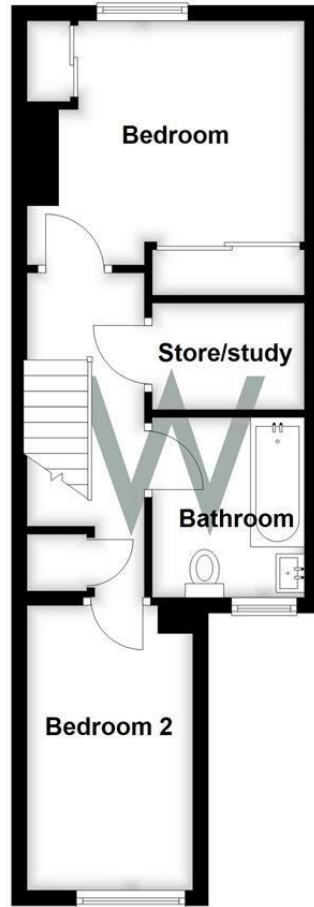
WHAT3WORDS

What3Words reference is: ///ramp.pink.shares

Ground Floor
Approx. 36.6 sq. metres (394.3 sq. feet)



First Floor
Approx. 35.1 sq. metres (378.0 sq. feet)



Total area: approx. 71.7 sq. metres (772.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

