



33 Greencroft Street, Salisbury, Wiltshire, SP1 1JF

£275,000 Freehold

**A refurbished three bedroom terraced house situated in the city centre with accommodation arranged over three floors. No onward chain.**

### **Description**

The property is a character terraced townhouse with well proportioned accommodation arranged over three floors. The property has been recently renovated with improvements including new flooring and redecoration throughout and a new kitchen. On the ground floor is an open plan sitting/dining room divided by a central staircase and this leads to a kitchen. On the first floor are two double bedrooms and on the second floor is a good size bathroom with a contemporary white suite and a single bedroom. To the rear is a low maintenance garden with an attached utility shed. Benefits include PVCu double glazing, gas heating and the property is marketed with no onward chain. Greencroft Street lies a short, level distance from the city centre and offers an excellent range of shopping, educational and recreational facilities including a mainline railway station serving London Waterloo.

### **Property Specifics**

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

#### **Sitting/Dining Room 25'5" x 10'0" (7.77m x 3.05m)**

Timber front door, windows to front and rear, built in cupboards and shelving, central open tread staircase, brick fireplace with electric fire, TV point, two radiators, door to:

#### **Kitchen 11'1" x 5'1" (3.40m x 1.56m)**

Floor mounted cupboards with stainless steel sink and drainer under window to side, space for appliances.

#### **First Floor - Landing**

Stairs to second floor.

#### **Bedroom One 11'0" x 10'4" (3.36m x 3.15m)**

Window to front, radiator.

#### **Bedroom Two 9'9" x 9'2" (2.98m x 2.80m)**

Window to rear, radiator, wall mounted gas boiler.

#### **Second Floor Landing**

Built in storage cupboards.

#### **Bedroom Three 10'9" x 6'7" (3.28m x 2.01m)**

Window to front,

#### **Bathroom 9'2" x 5'3" (2.81m x 1.61m)**

Fitted with a white suite comprising corner bath with shower over, low level WC, pedestal wash hand basin, obscure glazed window to rear.

#### **Outside**

To the rear is a paved and graveled low maintenance garden. There is a utility shed/store.

#### **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.

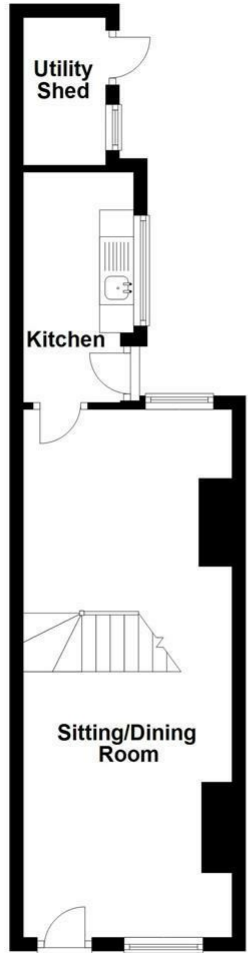
#### **Directions**

From our office in Castle Street proceed opposite into Scots Lane and at the crossroads continue forwards into Bedwin Street. Take the third turning on the right into Greencroft Street and the property can be found towards the end on the right hand side.

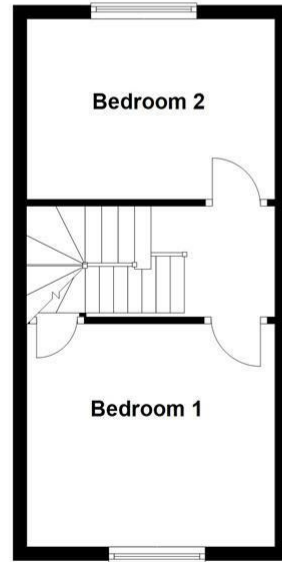
#### **WHAT3WORDS**

What3Words reference is: [///hears.castle.pizza](https://www.what3words.com/?q=///hears.castle.pizza)

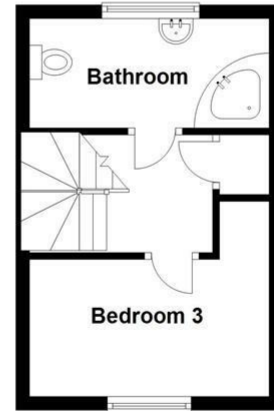
**Ground Floor**  
Approx. 32.0 sq. metres (344.3 sq. feet)



**First Floor**  
Approx. 28.3 sq. metres (304.8 sq. feet)



**Second Floor**  
Approx. 19.6 sq. metres (210.6 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		53	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

