



50 Trinity Street, Salisbury, Wiltshire, SP1 2BD

£350,000 Freehold

A character three bedroom terraced house situated in a convenient city centre location with well presented accommodation arranged over three floors.

Directions

From our offices in Castle Street proceed towards the city centre into Blue Boar Row, bearing right in to Brown Street. Take the next left in to Milford Street and the next right in to Gigant Street. Turn right in to Trinity Street and the house can be found immediately on the left hand side.

Description

The property is a character terraced house which is arranged over three floors and situated in the popular Chequers area of the city centre within a conservation zone. Offered in excellent order throughout, the accommodation comprises a sitting room, a kitchen/dining room with a natural stone floor and oak worktops together with an integrated oven, hob, fridge and dishwasher. This leads to a breakfast room. On the first floor is a double bedroom (currently used as a sitting room) with an extensive range of fitted wardrobes and a bathroom which has an attractive suite including a claw foot bath. On the second floor is a further double bedroom with a useful built in wardrobe and a further bedroom (which could make an ideal dressing room) with an en-suite shower room. Character features include sash windows, high ceilings and cast iron fireplaces. To the rear of the property is a communal pathway leading towards the private cottage garden which is predominantly paved and enclosed on all sides. Trinity Street is a one way street within the popular Chequers area of the city, with convenient access to the city centre which lies nearby.

Property Specifics

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

Entrance hall

Timber front door, inset doormat, radiator, high level gas meter, stairs.

Sitting room 11'1" x 10'10" (3.38m x 3.32m)

Sash window to front, radiator, cast iron fireplace, built-in cupboard and shelving, telephone point.

Kitchen/dining room 12'1" x 9'11" (3.69m x 3.03m)

Fitted with base and wall units with oak worktops, sink with mixer tap over, integrated dishwasher, fridge, four ring gas hob and electric oven, space for table and chairs, stone floor, inset spotlights, built in dresser style unit with glazed doors, door to large understair walk in cupboard, door to:

Breakfast room 9'10" x 6'6" (3.00m x 2.00m)

Brick and double glazed elevations, pitched perspex roof, glazed door to rear, built in shelving and cupboard.

Stairs to first floor - Landing

Radiator, fitted cupboard.

Bedroom one 11'10" x 11'2" (3.62m x 3.42m)

Two sash windows to front, fitted wardrobes along one wall, radiator.

Bathroom

Fitted with a white suite comprising claw foot bath, pedestal wash hand basin, low level WC, folding doors to fitted cupboard with shelving and wall mounted gas boiler, PVCu double glazed window to rear, inset spotlights, radiator.

Stairs to second floor - Landing

Bedroom two 14'4" x 11'4" sloping ceiling (4.38m x 3.46m sloping ceiling)

Window to front, feature cast iron fireplace, over stair wardrobe with hanging rail and shelving.

Bedroom three 10'3" x 8'3" sloping ceiling (3.13m x 2.52m sloping ceiling)

PVCu double glazed window to rear, radiator, door to:

En-suite shower room

Fitted with a white suite comprising corner shower cubicle, low level WC, pedestal wash hand basin, electrically heated towel rail, part tiled walls.

Outside

To the rear of the property there is a communal pathway leading to the garden area which is paved and is enclosed by wall and timber fencing.

Services

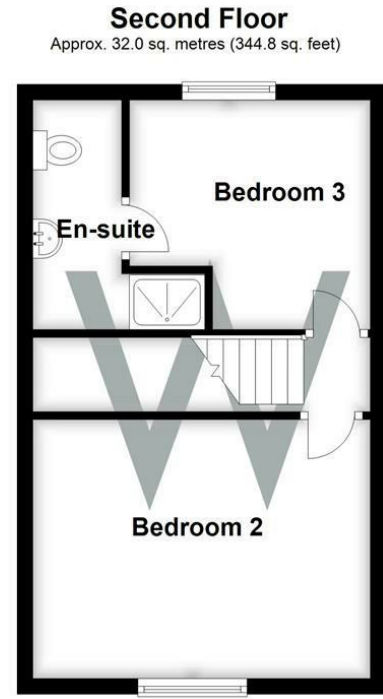
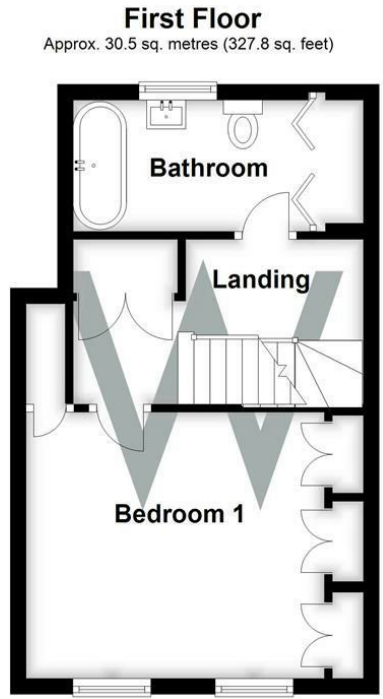
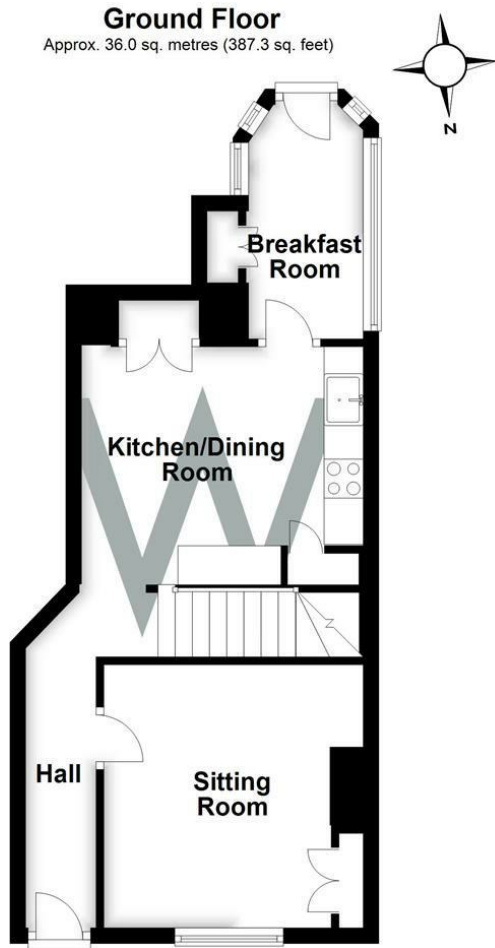
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is ' D ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60

WHAT3WORDS

What3Words reference is: [///often.gangs.green](https://www.what3words.com/often.gangs.green)



Total area: approx. 98.5 sq. metres (1059.9 sq. feet)



| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Vary energy efficient - lower running costs | |
| (92 plus) A | 89 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 72 | |
| England & Wales | EU Directive 2002/91/EC |

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