



179 Castle Road, Salisbury, Wiltshire, SP1 3RX

Guide Price £340,000 Freehold

## **A three bedroom semi detached house with a large garage to the rear. No onward chain.**

### **Directions**

From our offices in Castle Street proceed away from the city centre and at the roundabout continue forwards in to Castle Road. Continue for approximately half a mile and the property can be found on the right hand side just after the second mini roundabout.

### **Description**

The property is a semi detached house which is offered to the market with no onward chain. The well proportioned accommodation comprises an entrance hallway with an understair cloakroom. There is a sitting room which has a woodburner and a dining room with French doors leading out on to the rear garden. The kitchen has an integrated fridge, oven and hob whilst on the first floor are three bedrooms, two being double bedrooms with the main bedroom having extensive wardrobes and a family bathroom. The property has gas fired central heating and has been updated with replacement PVCu double glazing but some further moderate refurbishment is required. A particular feature of the property is the large detached garage to the rear. The property is situated about one mile from the city centre and there is a Co-op store on Castle Road. It is also within easy reach of South Wilts grammar school, Five Rivers Leisure Centre and Waitrose supermarket. There are great walks at Old Sarum and in the surrounding countryside and The Old Castle public house lies nearby.

### **Property Specifics**

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

#### **Entrance lobby**

Part glazed front door, door to:

#### **Entrance hall**

Radiator, window to side, stairs with cupboard and cloakroom under.

#### **Sitting room 12'0" x 11'11" (3.67m x 3.65m)**

Window to front, radiator, stone fireplace and hearth with woodburner, arch to:

#### **Dining room 13'5" x 11'11" (4.09m x 3.65m)**

French doors to rear, radiator, TV point.

#### **Kitchen 13'8" x 8'3" (4.18m x 2.52m)**

Fitted with a range of base and wall units, stainless steel sink and drainer under window to rear, integrated electric oven, gas hob, extractor and fridge, space for fridge/freezer, wall mounted gas boiler, window and part glazed door to side.

### **Cloakroom**

Fitted with a low level WC, wash hand basin, obscure glazed window to side.

### **Stairs to first floor - landing**

Window to side, loft access.

### **Bedroom one 11'11" x 9'10" (3.64m x 3.02m)**

Window to front, fitted wardrobes along one wall.

### **Bedroom two 13'10" x 10'9" (4.22m x 3.28m)**

Window to rear, radiator, built in wardrobe.

### **Bedroom three 10'4" x 8'5" (3.15m x 2.57m)**

Window to rear, radiator.

### **Bathroom**

Fitted with a white suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, electric heater, shaver point, obscure glazed window to side.

### **Outside**

There is an area of garden to the front with a path to the front door. Side access leads to the rear garden which has an easterly aspect with patio and lawn having flower borders. There is a rear access gate, an outside tap and light.

### **Garage 5.65m x 5.02m**

Detached with a pitched, tiled roof, up and over door, power and light. There is a door leading back in to the garden.

### **Services**

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

### **Outgoings**

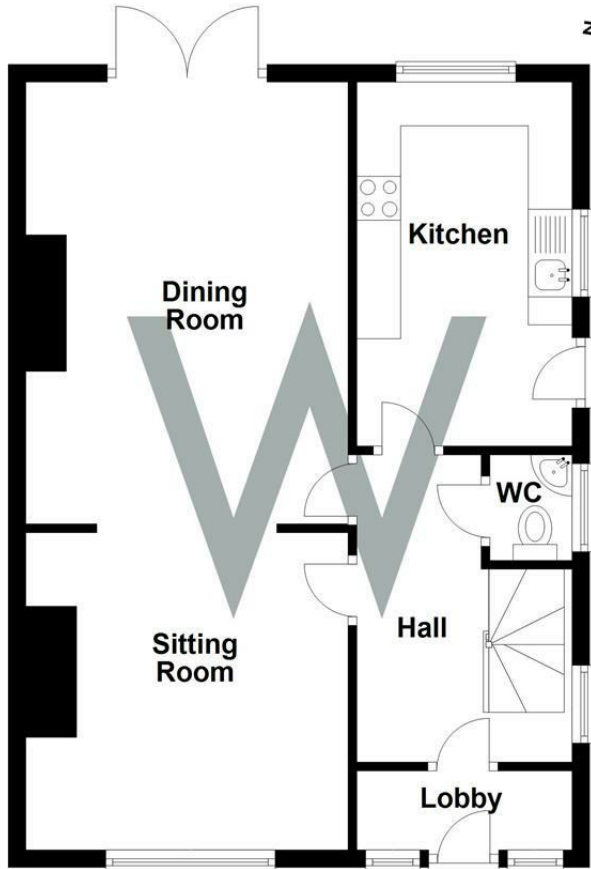
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,395.60.

### **WHAT3WORDS**

What3Words reference is: ///conforms.observers.joined

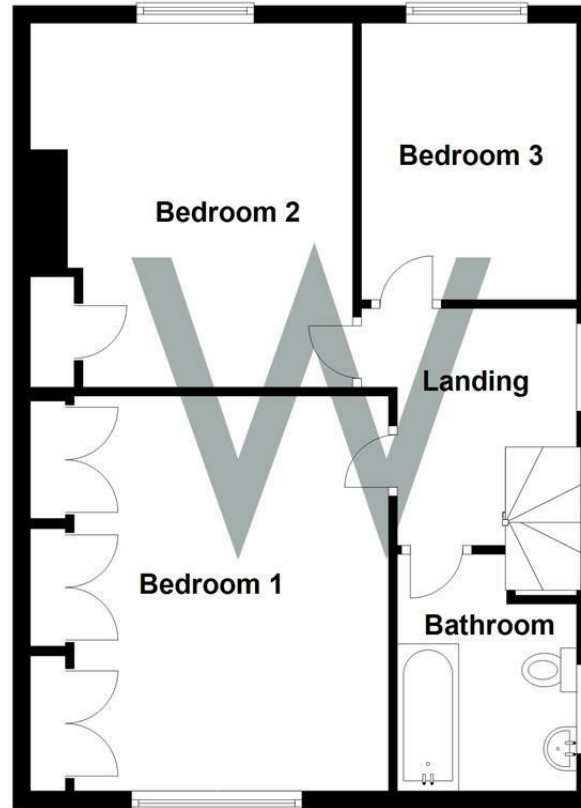
## Ground Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



## First Floor

Approx. 54.6 sq. metres (588.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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