



78 College Street, Salisbury, Wiltshire, SP1 3AL

£300,000 Freehold

About The Property

The property is a character three double bedroom terraced house with accommodation arranged over three floors and favourably positioned in the popular Wyndham Park area of the city. The house has views over the park from two of the bedrooms and is offered to the market with no onward chain.

The ground floor accommodation comprises a sitting room with a window to the front and a fireplace with a timber surround and mantel. A glazed door leads in to the dining room which has stairs to the first floor, French doors to the garden and a further glazed door in to the kitchen. Both reception rooms have wood effect flooring.

The kitchen has a range of cream fronted units with an integrated electric oven, hob and extractor and space for both a fridge/freezer and a washing machine.

On the first floor there is a double bedroom, a bathroom with a bath and wash hand basin, part tiled walls and wood effect flooring together with a cupboard housing the gas boiler. There is also a separate WC and wash hand basin. On the second floor there are two double bedrooms.

To the rear of the property is a timber decked courtyard garden with a lean-to bin store. Further benefits include PVCu double glazed windows (mostly sash) and gas fired central heating.

College Street lies in the Wyndham Park area of the city, a short walk from the city centre with the popular Wyndham Park opposite, which provides a lovely amenity space. The city has an excellent range of amenities including a mainline railway station serving London Waterloo.



3



1

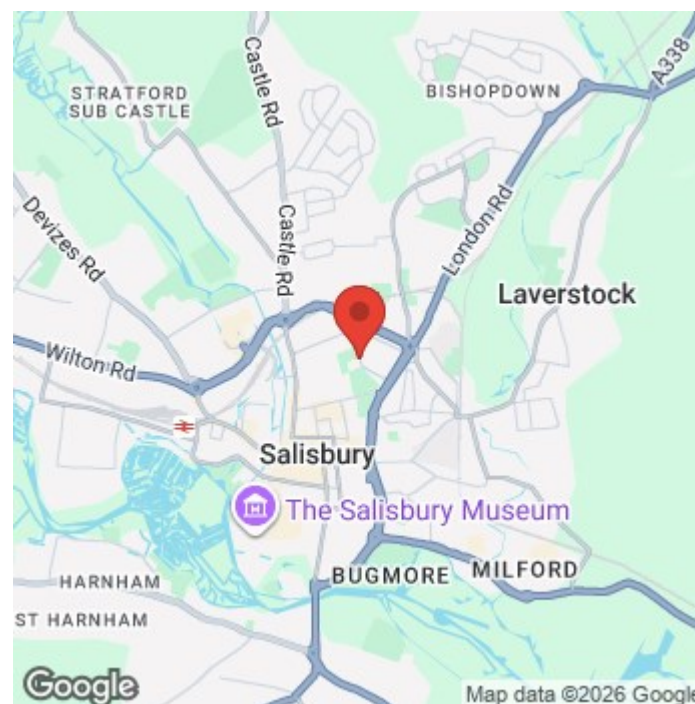


2



881.90 sq ft

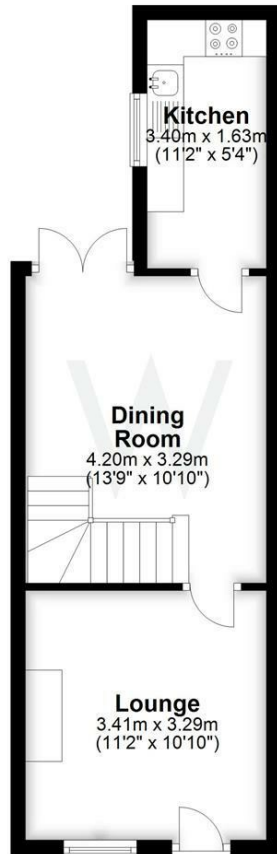
- Character city centre terraced house
- Three bedrooms
- Two reception rooms
- Kitchen
- FF bathroom and sep WC
- Courtyard garden
- PVCu DG and gas CH
- Overlooking city park
- Popular location near to city centre
- No onward chain





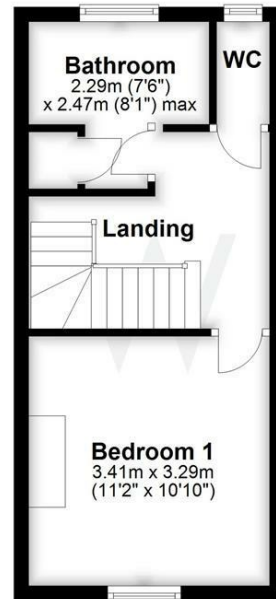
Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



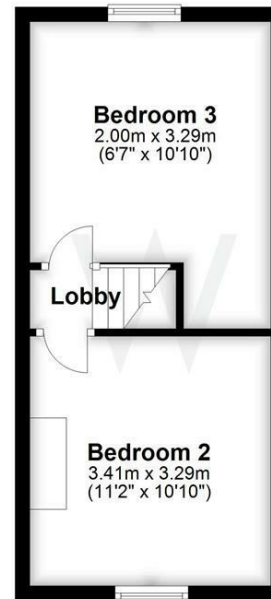
First Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From our offices in Castle Street proceed along Scots Lane and continue over into Bedwin Street. Follow the road up the hill to the left into Estcourt Road. Take the first left into College Street and the property will be seen after the right hand bend on the right hand side opposite Wyndham Park.

What3words:///marbles.clearly.reception

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C	71	
(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	