



10 College Street, Salisbury, Wiltshire, SP1 3AL

£290,000 Freehold



## **A three bedroom terraced house in need of some updating with accommodation over three floors.**

### **Description**

The property is a three bedroom terrace house with spacious accommodation arranged over three floors. The house is in need of some modernisation and could be altered and extended to provide further accommodation. On the ground floor is an entrance hallway, a sitting room, a dining room and a kitchen. There is a conservatory extension which leads through to a shower room and a utility room. On the first floor are two bedrooms and a bathroom with a white four piece suite and on the second floor is a double bedroom with built in storage and an en-suite shower room. The property benefits from PVCu double glazing, gas central heating and a garden to the rear. College Street is situated in a very popular area of the city, within a short level walk of the city centre with a pleasant recreation ground nearby. The city has an excellent range of amenities including a mainline railway station serving London Waterloo. The property is offered to the market with no onward chain.

### **Property Specifics**

The accommodation is arranged as follows,:

#### **Entrance Porch**

Light and tiled step, glazed front door, inset doormat, door to;

#### **Entrance Hall**

Stairs, moulded archway, door to dining room.

#### **Sitting Room**

Window to front, radiator, gas fire.

#### **Dining Room**

Glazed French doors to rear conservatory, under stair storage cupboards, space for table and chairs, two fitted dresser style units.

#### **Kitchen**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to side, electric cooker, space for fridge, space/plumbing for dishwasher, tiled floor, door to;

#### **Conservatory**

Storage cupboards, tiled floor, pitched perspex roof, French doors to rear, space for freezer, sliding door to

#### **Shower Room**

Walk in shower area, wash hand basin, low level WC, door to;

#### **Utility room**

Space/plumbing for washing machine, storage cupboards, perspex roof, window to rear.

### **First Floor - Landing**

Stairs to second floor, doors to bedrooms and bathroom.

#### **Bedroom Two**

Two windows to front, radiator, open wardrobe space with hanging rails.

#### **Bedroom Three**

Window to rear, radiator, fitted shelving and cupboards, radiator.

#### **Bathroom**

Fitted with a suite comprising panelled bath, shower cubicle, low level WC, wash hand basin with cupboards under, cupboard housing gas boiler, radiator, inset spotlights, heated towel rail, obscure glazed window to side.

### **Second Floor - Landing**

Window to rear, door to;

#### **Bedroom One**

Velux window to front, window to rear, built in wardrobe and over stair storage, wall mounted electric heater, sliding door to;

#### **En-suite shower**

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with cupboard under, extractor, strip light and shaver point, obscure glazed window to rear.

#### **Outside**

The rear garden has a patio area, a pond and flower borders with a greenhouse and block built storage building.

#### **Services**

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

#### **Outgoings**

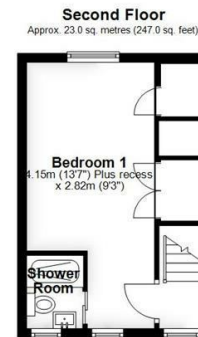
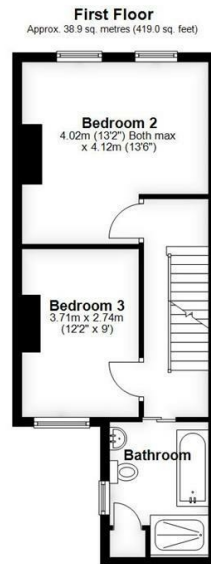
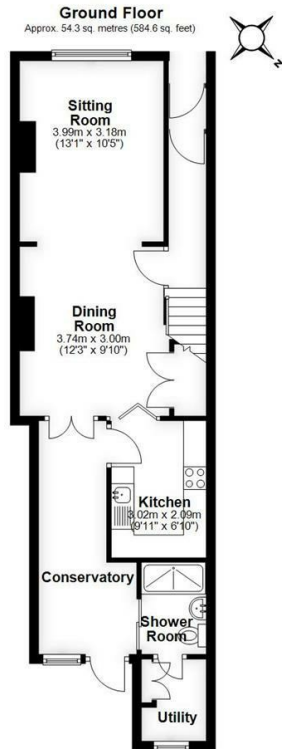
The Council Tax Band is ' C ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

#### **Directions**

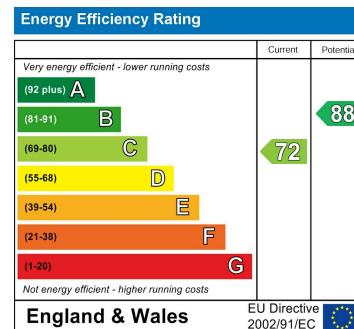
From our offices in Castle Street proceed along Scots Lane and continue over into Bedwin Street. Follow the road up the hill to the left into Estcourt Road. Take the first left into College Street and the property will be seen after a short distance on the right hand side.

#### **WHAT3WORDS**

What3Words reference is: ///ritual.third.boxing



Total area: approx. 116.2 sq. metres (1250.6 sq. feet)



**WHITES**  
Castle Chambers, 47 Castle Street,  
Salisbury, Wiltshire, SP1 3SP  
01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

