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WHITES

193 Castle Road, Salisbury, Wiltshire, SP1 3RX

£375,000 Freehold



## About The Property

The property is an extended and well presented three bedroom semi detached house which has the benefit of off road parking to the rear.

The house has been refurbished and is in excellent order throughout. The accommodation comprises a spacious entrance hallway with a wood effect floor and two useful storage cupboards in addition to an understair cupboard. The sitting room has an attractive bay window with a window seat and storage under and there are further cupboards and shelving built in to the chimney recesses. There is a study area and this leads through to an open plan kitchen/dining area. The kitchen has an extensive range of base and wall units with timber work surfaces over and an integrated electric oven, microwave, induction hob and extractor, dishwasher and wine fridge. The dining area is within the conservatory style extension which has a glazed, pitched roof, storage cupboards and French doors leading in to the garden. Both the kitchen and dining area have underfloor heating.

On the first floor are three bedrooms with the two double bedrooms having fitted wardrobes and cast iron fireplaces. There is a family bathroom with a rainfall style shower over the bath, a wash hand basin with cupboard under and low level sensed security lighting. The boiler was replaced within the last two years and is in a cupboard on the landing.

Benefits include PVCu double glazing throughout, gas fired central heating through a Smart system and a particular feature of the property is an area for parking to the rear which can accommodate up to three cars. There is a rear access gate in to that area from the rear garden which enjoys an easterly aspect and has a small patio area and both lawned and gravelled areas with well stocked borders. The house is also set back from the road as it has a lawned front garden.

Castle Road is situated approximately one mile from the city centre which can be accessed via a regular bus service. It is near the open spaces of Hudson Park, Old Sarum and Castle Hill Country Park. Nearby amenities include a Co-Op store on Castle Road and both primary and secondary schools.



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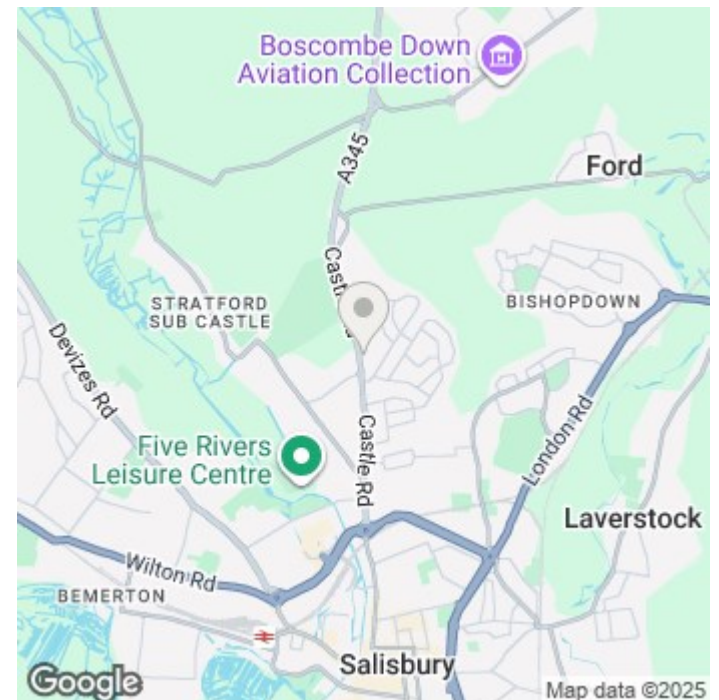


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1063.80 sq ft

- Extended three bedroom semi detached house
- Sitting room
- Extensively fitted kitchen
- Dining area
- Study area
- FF bathroom
- Fitted wardrobes in two bedrooms
- PVCu DG and gas Ch
- Off road parking
- Well presented throughout



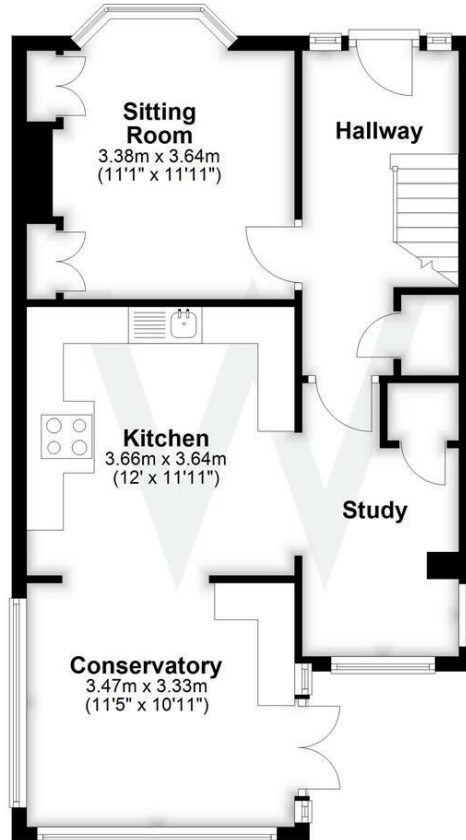






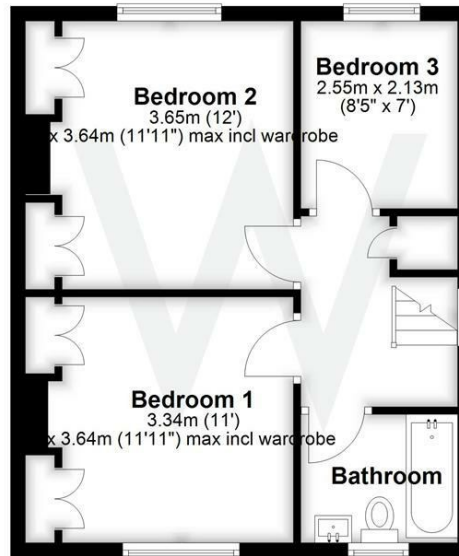
### Ground Floor

Approx. 57.1 sq. metres (615.0 sq. feet)



### First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

Tenure: Freehold

Heating: Gas fired central heating with radiators.

Services: All mains services connected.

Directions: Leave Salisbury on the A345 Castle Road towards Amesbury. Continue through two sets of traffic lights and forwards at a mini roundabout and the property can be found on the right hand side.

What3words: ///painting.against.entitles

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>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	