



34 Churchfields Road, Salisbury, Wiltshire, SP2 7NW

£239,950 Freehold



## About The Property

The property is a turn of the century terrace house which is offered to the market with no onward chain.

The accommodation comprises a sitting room which has a fireplace with a wooden surround. The dining room has an exposed brick chimney breast and an understair cupboard with a door leading in to the kitchen/utility. This has a range of cream fronted base and wall units with tiled splashbacks and an integrated electric oven, hob and extractor. There is also space for a washing machine and fridge and space for a small table and chairs.. There is a cloakroom with a low level WC and a wash hand basin and there is a door leading in to the rear garden.

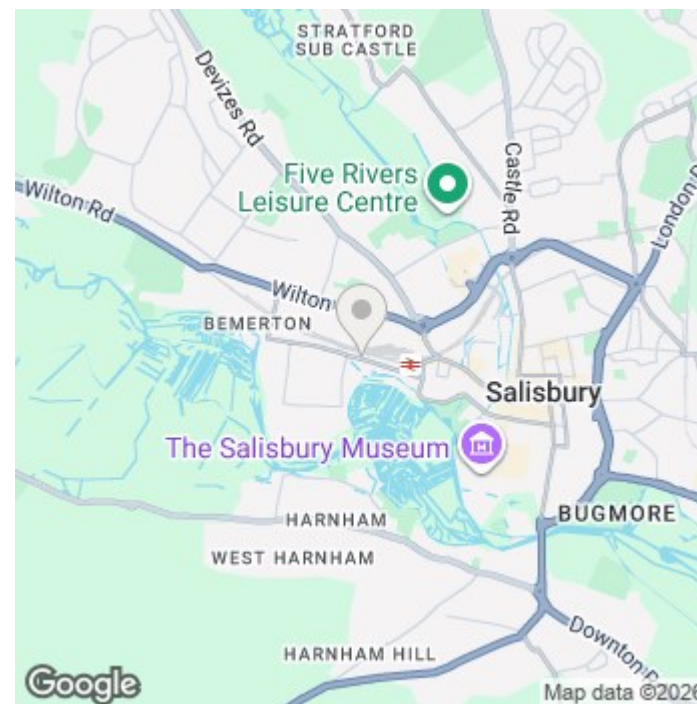
On the first floor, there are two double bedrooms. The front bedroom has an over stair cupboard and the rear bedroom also has an exposed brick chimney breast and tiled hearth. There is a door leading in to an en suite nathroom which has a white suite with a hand held shower over the bath.

To the rear of the property is a long lawned garden with flower borders and a shed. Further benefits include wooden flooring and exposed floorboards, PVCu double glazing throughout and gas fired central heating.

The property lies conveniently close to the railway station which lies nearby and the city centre lies within level walking distance. This has an excellent range of cultural, leisure and shopping amenities.

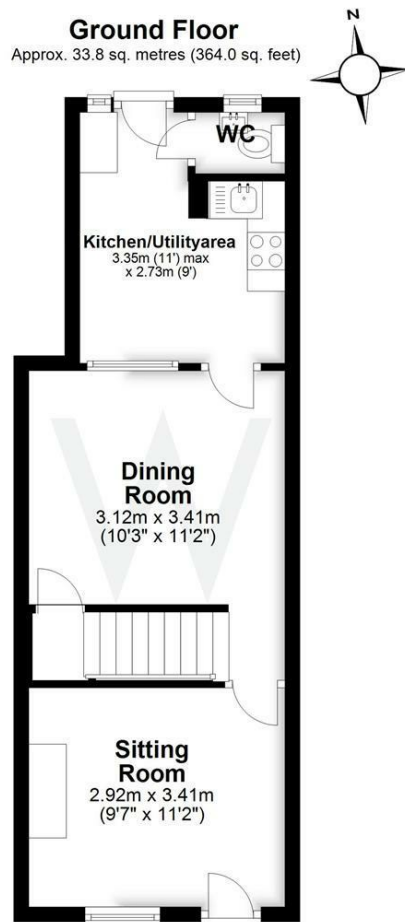


- Character terrace house
- Two bedrooms
- Sitting room
- Dining room
- Kitchen/utility room
- Cloakroom
- Family bathroom (off bedroom)
- Garden
- PVCu DG and Gas CH
- No chain









Total area: approx. 62.5 sq. metres (673.2 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating with radiators

Directions: Leave Salisbury via Fisherton Street turning left towards the railway station. At the mini roundabout turn left and turn right at the next mini roundabout in to Churchfields Road. The property can be found on the left hand side.

What3words: ///factories.ruled.froth

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>		
(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	

01722 336 422

residential-sales@hwwwhite.co.uk

Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP