



76 St. Marks Road, Salisbury, Wiltshire, SP1 3AZ

£379,995 Freehold

## About The Property

The property is a character terraced house with well proportioned accommodation arranged over three floors.

St Marks Road is a tree lined, one way street situated just inside the ring road and is regarded as one of the prime residential roads in the city centre.

The accommodation comprises an entrance hall with a moulded archway and a sitting room with an attractive south facing bay window and an exposed brick fireplace. The dining room has stairs leading to the first floor with storage under and space for a table and chairs. The kitchen has a range of cream fronted base and wall units with work surfaces over and a side door accesses the garden. The gas cooker and washing machine are included.

On the first floor the main bedroom has been divided in to two areas and could easily be reconverted in to a double bedroom with a feature cast iron fireplace. There is a further bedroom, again with a similar fireplace, a separate WC and a large bathroom which has a white three piece suite and good storage cupboards, where the gas boiler can also be located. On the second floor is a further double bedroom with some far reaching views.

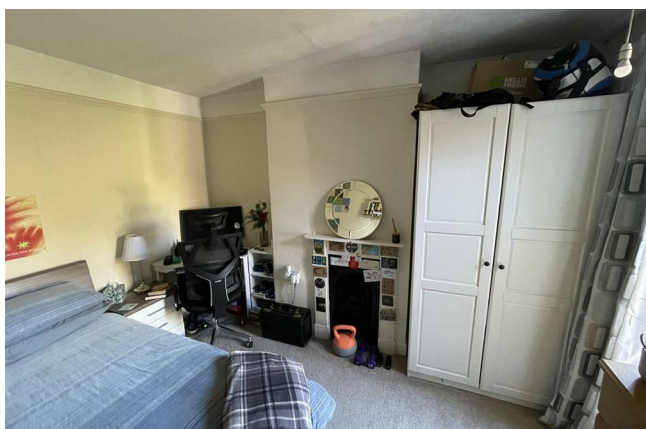
To the front of the house is a gravelled area with steps leading up to the front door. The rear garden is mainly lawned with a raised decked area and timber shed at the end of the garden. The property benefits from PVCu double glazing, gas central heating and other period features include high skirting boards, picture rails and stripped wooden doors. Parking is on street via a residents permit system.

St Marks Road lies within a short level walk of the city centre with a pleasant recreation ground nearby. The city centre lies approximately half a mile away with an excellent range of amenities including a mainline railway station serving London Waterloo.



- Character terraced house over three floors
- Three bedrooms
- Two reception rooms
- Kitchen
- FF bathroom and separate WC
- PVCu DG and Gas CH
- Period features
- Garden
- Popular residential location
- Permit parking





## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Freehold

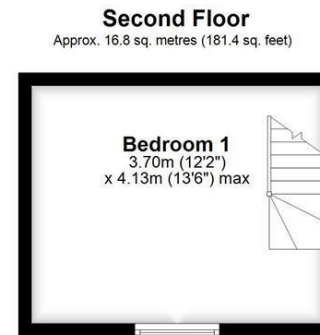
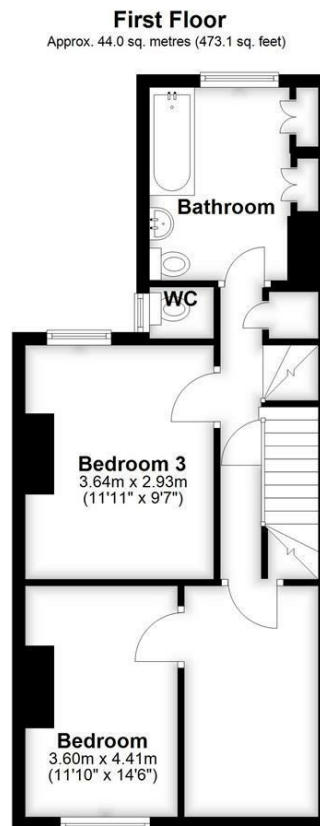
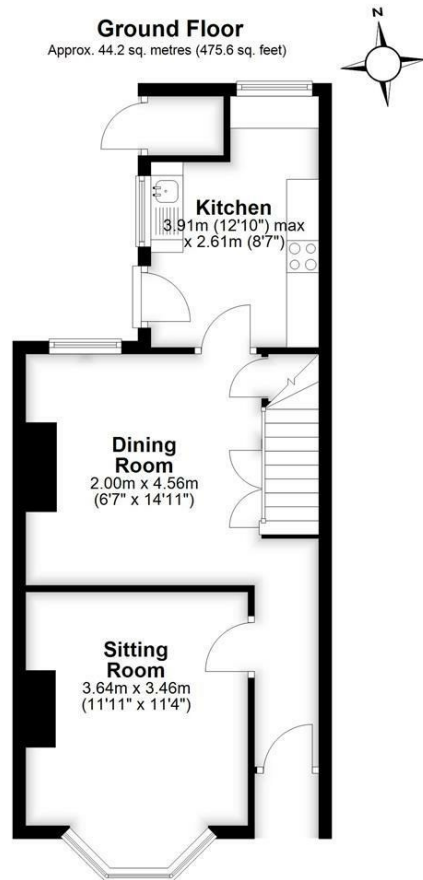
Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From our offices in Castle Street proceed away from the city centre and after the mini roundabout turn right in to Wyndham Road bearing right at the top in to Queens Road. Follow the road around to the left in to St Marks Road and the property can be found after a short distance on the left hand side.

What3words: ///trim.bonds.taking

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	75
(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	



Total area: approx. 105.0 sq. metres (1130.1 sq. feet)