



41 Park Street, Salisbury, SP1 3AT

£350,000 Freehold

About The Property

Offered in excellent order throughout, a superb example of a period townhouse located in a highly popular location adjacent to Wyndham park and within easy walking distance of all the city facilities and train station. Benefits include a long, south facing rear garden with useful wooden store ready for conversion into home office/studio, gas fired central heating and double glazed windows. The seller has found a property.

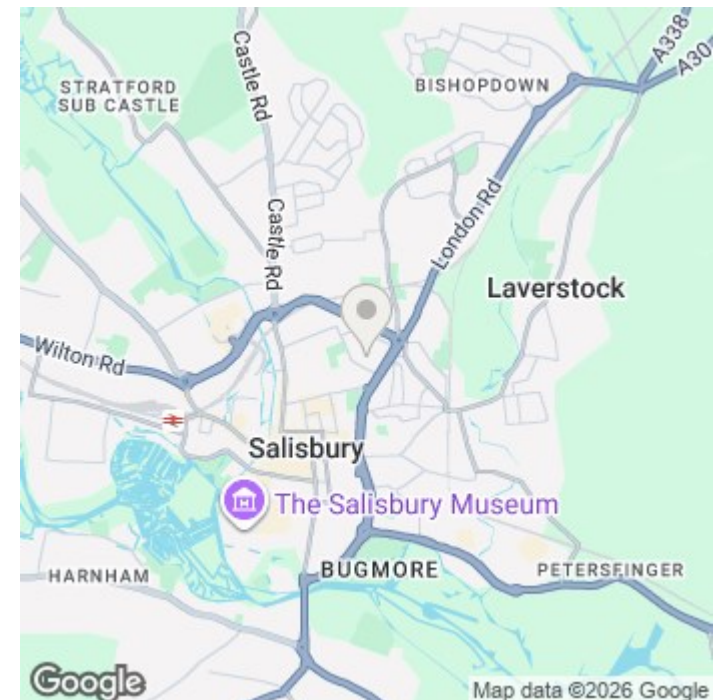
There is a small front garden behind a low brick wall with wrought iron gate. A pathway leads to the front door leading into a useful porch with coats hanging space. This leads into the living room which was originally two rooms and now offers great space for relaxing and entertaining with exposed floorboards, brick fireplace, slate hearth and inset wood burning stove. From here, stairs lead to the first floor. The kitchen is superbly fitted with a range of quartz worktops and breakfast bar with inset sink bowl with mixer tap over, range cooker with extractor hood, built in appliances base, and wall mounted cupboards and drawers, shelving and baskets, tiled floor and door to garden. There is also a utility area with space and plumbing for washing machine which then leads to a cloakroom with a wc and hand basin.

On the first floor is a double bedroom to the front with cast iron fireplace, a single bedroom to the rear with double cupboard and a superb family bathroom with wide cubicle with thermostatic shower plus handheld and rainfall heads, panel bath, low level wc and hand basin, tiled floor and heated towel rail. On the second floor is another bedroom.

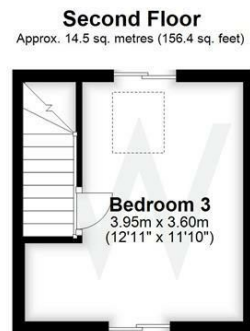
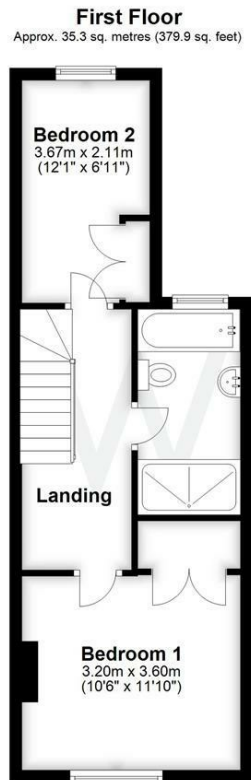
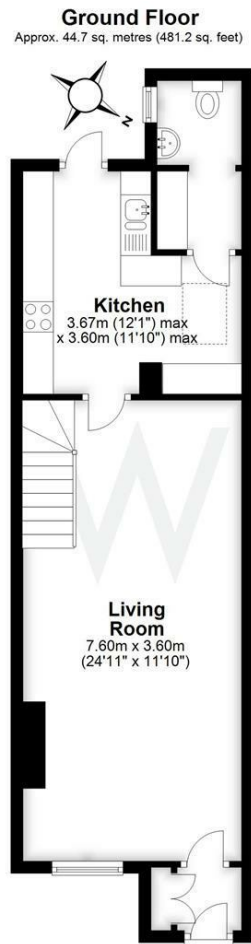
The rear garden is a good length with paved terrace leading to lawn with flower beds, shrubs and trees. At the end of the garden is a timber garden room which is insulated and has light and power, ready for conversion into a home office or studio. To the side of this is a storage area. The whole is enclosed by timber fencing and has a southerly aspect.



- Superb Condition Throughout
- City Centre Location
- Large Garden
- Outside Room
- Three Bedrooms
- Open Plan Living Room
- Downstairs Cloakroom
- Gas Central Heating
- Double Glazing
- Vendor Suited







Total area: approx. 94.5 sq. metres (1017.5 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,350.54 (2025/2026)

Tenure: Freehold

Services : All mains services are connected.

Heating: Gas central heating.

Directions : From our office proceed along Scots Lane and at the T-junction proceed into Bedwin Street. Continue up the hill, bear left and Park Street is then second on the left.

What3Words : ///locker.freed.speech

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 77 |
| (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 | |