



21 Greencroft Street, Salisbury, Wiltshire, SP1 1JF

£274,000 Freehold

A modern end of terrace house in a convenient city centre location with an allocated parking space. No onward chain.

Description

The property is a modern end of terrace house in a popular city centre location and offered to the market with vacant possession. The property comprises an entrance hallway, a kitchen with integrated appliances and a sitting/dining room on the ground floor. This room accesses the paved rear courtyard garden. On the first floor, there are two good size bedrooms, both with fitted wardrobes and the bathroom has a new white suite. Benefits include PVCu double glazing and gas fired central heating. A major benefit to the property is the allocated parking space located in Spinners Court to the rear of the property within which there are also visitors spaces. Greencroft Street lies conveniently close to the city centre which has an excellent range of amenities and the property is offered to the market with no onward chain.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance lobby

Front door, tiled floor, through to;

Entrance hall

Stairs, radiator, glazed door to sitting/dining room, sliding door to kitchen.

Sitting/dining room

Fireplace with stone surround and hearth, timber surround and mantel and inset electric fire, two radiators, space for table and chairs, understair cupboard, TV point.

Kitchen

Fitted with base and wall units with work surface over and tiled splashbacks, integrated electric oven and grill with four ring hob and extractor over, sink and drainer with mixer tap under window to front, integrated dishwasher and fridge/freezer, tiled floor, inset spotlights.

Stairs to first floor - landing

Loft access with pull down ladder to part boarded loft.

Bedroom one

Window to rear with view of cathedral spire, radiator, fitted wardrobes.

Bedroom two

Window to front, radiator, over stair cupboard housing gas boiler, fitted wardrobes.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, concealed low level WC, wash hand basin with cupboard under, tiled floor, inset spotlights, fully tiled walls.

Outside

To the rear of the property is a paved, low maintenance garden with a covered area and electric awning. It is enclosed by timber fencing and a rear access gate leads in to a car park where there is an allocated, numbered parking space.

Services

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

Outgoings

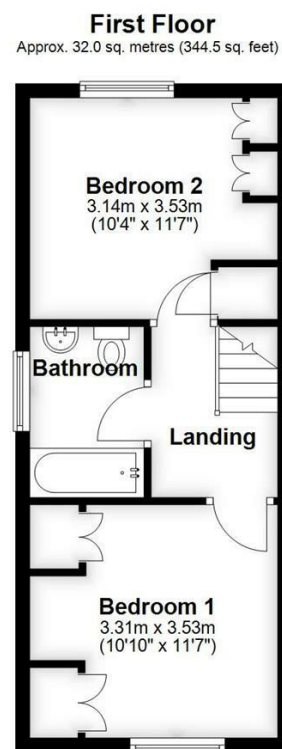
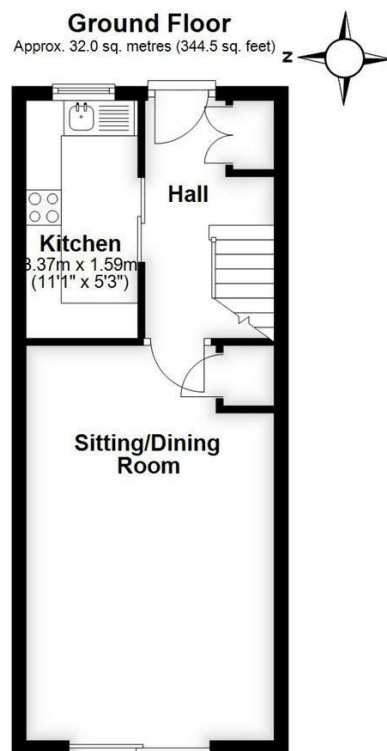
The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

Directions

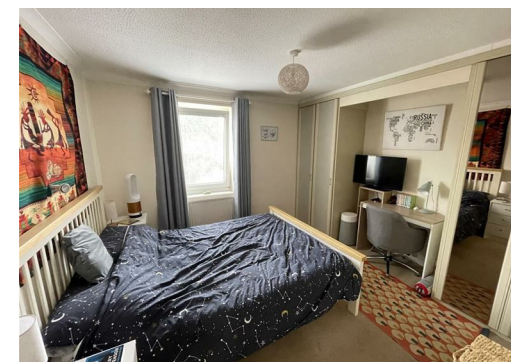
From our office in Castle Street proceed towards the city centre bearing left to continue past the Market Square. As the road bears right, continue forwards in to Winchester Street before taking the second left in to Greencroft Street. The house can be found after a short distance on the left hand side.

WHAT3WORDS

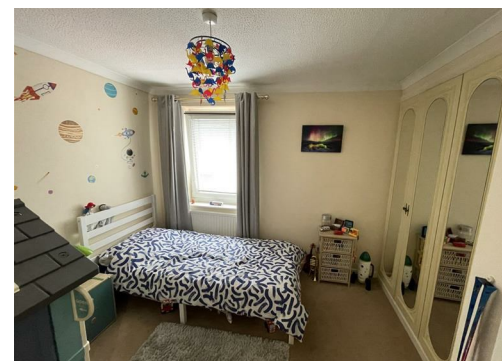
What3Words reference is: ///recall.acting.defeat



Total area: approx. 64.0 sq. metres (689.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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		



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