
12 Queens Road
One way
WHITES

12, Queens Road, Salisbury, Wiltshire, SP1 3AJ

A spacious and characterful townhouse in a prime location together with good rear garden and outlook over park and Cathedral beyond.

- Character Town House
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- Utility
- Bathroom and Shower Room
- Gas Central Heating
- Abundance of Character
- No Chain

Guide Price £550,000

4 2 3









About The Property

A really charming character end town house with accommodation over four floors together with a good rear garden, offered in good order throughout and with the benefit of having no chain. It is situated in a prime city location overlooking Wyndham Park to the front with views of the Cathedral beyond and is within walking distance of the city centre with all it's facilities, local schools including both Grammar schools and the main line station with Waterloo being 1 hour 40 minutes. Features include a larger than average garden with shed and greenhouse, gas central heating by radiators, double glazing with some sash windows, stripped doors and associated timbers and a wonderful fireplace in the sitting room.

Steps lead up to the front entrance porch with wooden door into the hall. From here a staircase leads to the first floor and there is a useful recess for coats and table. The sitting room has a large bay window to the front elevation, living flame gas fire with cast iron and marble surround, decorative cornicing. Also off the hall is a good sized dining room and there are steps down to the kitchen/breakfast room with exposed floorbaords, a good range of granite work surfaces, cupboards and drawers, display cupboard and recess for American style fridge/freezer. From here there is a door to the front which leads to stairs down to the family room with large storage cupboard. Another door from the kitchen leads to the utility room which houses the Worcester gas boiler for heating and hot water and has a door to the garden. Finally on this floor is a cloakroom.

On the first floor are two double bedrooms, large family bathroom and separate shower room.

On the second floor are two further bedrooms.

Outside, the property sits behind a low brick wall with wrought iron pedestrian gate opening to tiled pathway and steps to front door. To the side is a pedestrian access leading to the rear garden. This is larger than usual with large sitting area, lawn, flower beds, shrubs, greenhouse and garden shed.

















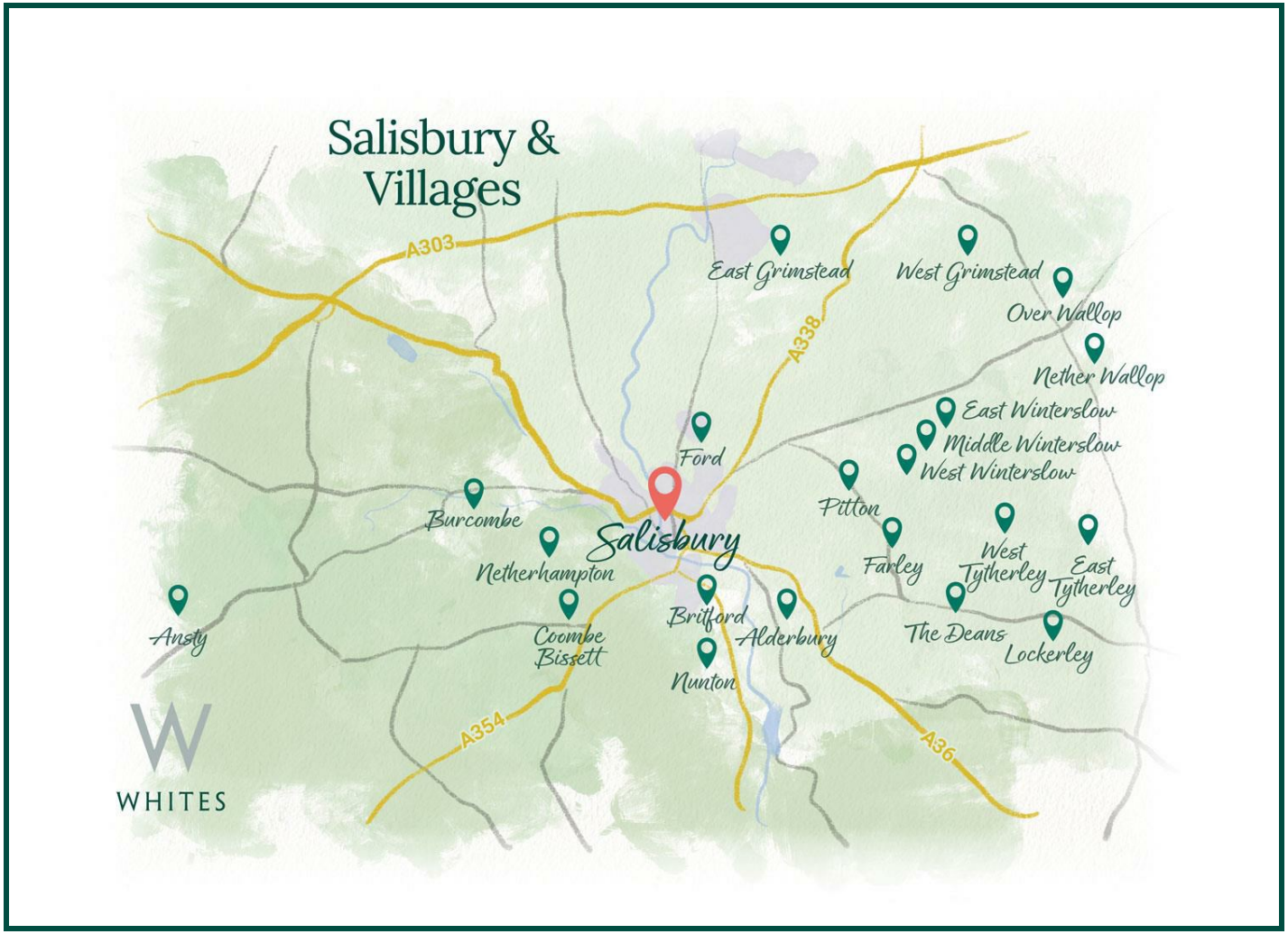


Location

Wiltshire's only city blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a buzzing market square, Salisbury is packed with character and community. Just 90 minutes by train to London and well connected by road, it's ideal for commuters and countryside lovers alike.

The city is full of independent shops, great restaurants, cafés and pubs – from historic favourites like The Haunch of Venison to contemporary spots like The Cosy Club and Anokaa. There are excellent schools, including two outstanding grammar schools and several top-rated independents, plus a sixth form college and strong state provision.

Salisbury's green spaces include Cathedral Close, Harnham Water Meadows and Queen Elizabeth Gardens, while weekly markets, festivals and a thriving arts scene bring the city to life year-round. With ultrafast fibre broadband, a strong community and countryside on the doorstep, it's easy to see why Salisbury regularly ranks among the UK's best places to live.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins

Salisbury: 6 mins
Bath: 1 hr 8 mins
London: 2 hr 8 mins

Local school: 21 mins
Local public house: 5 mins
Local amenities: 5 mins

Key Information

Local Authority:
Wiltshire Council

Council Tax:
Band: D - £2777.59 (2026/2027)

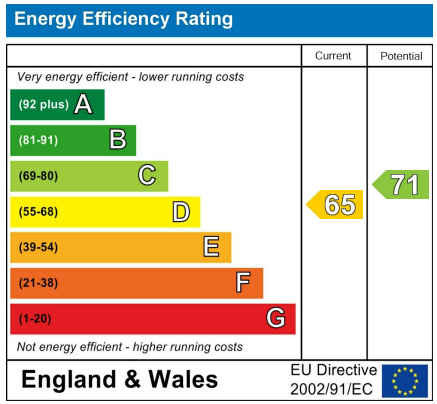
Tenure:
Freehold

Floor Area:
1871.50 sq ft

Services:
All mains services are connected.

Heating:
Gas central heating by radiators.

Directions:
From our office in Castle Street proceed along Scots Lane. Proceed over the crossroads into Bedwin Street turning left at the top into Estcourt Road. Take the second left into Park Street and turn right at the T-junction into Queens Road where the property will be found on the right hand side.

EPC:


What3Words:
///cattle.slug.track

WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP



Total area: approx. 173.9 sq. metres (1871.5 sq. feet)

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