76 Castle Road, Salisbury, Wiltshire, SP1 3RR

£400,000 Freehold

## About The Property

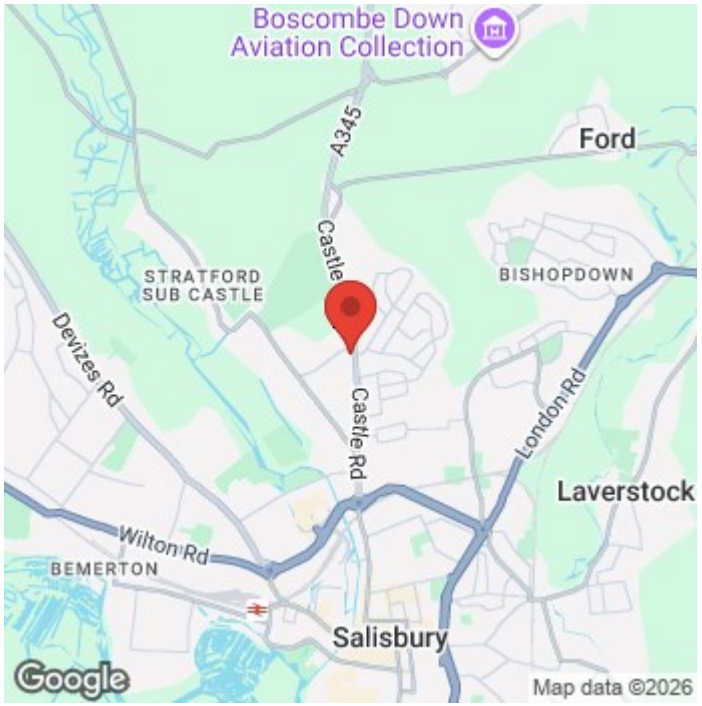
A superb modern townhouse set over three floors, part of a small development situated to the north of the city but within walking distance of the city centre, Victoria Park, South Wilts Grammar School and the local Co-op store. Benefits include two parking spaces, oak flooring to the ground floor, a wonderful conservatory extension, gas central heating (including new Vaillant Combi boiler) throughout, triple glazing, including a brand new composite front door. There is an easy maintenance garden to the rear and the property is offered in good order throughout.

The house is set behind a picket fence with hedging and there is a pathway to the front door with further paving and gravel areas. The rear garden is laid to paving for easy maintenance, with raised flowerbeds, shrubs, garden shed, timber fencing to sides with access gate to parking. Capacious hut with electricity installed. The garden has a westerly aspect.

To the rear of the property are two allocated parking spaces.

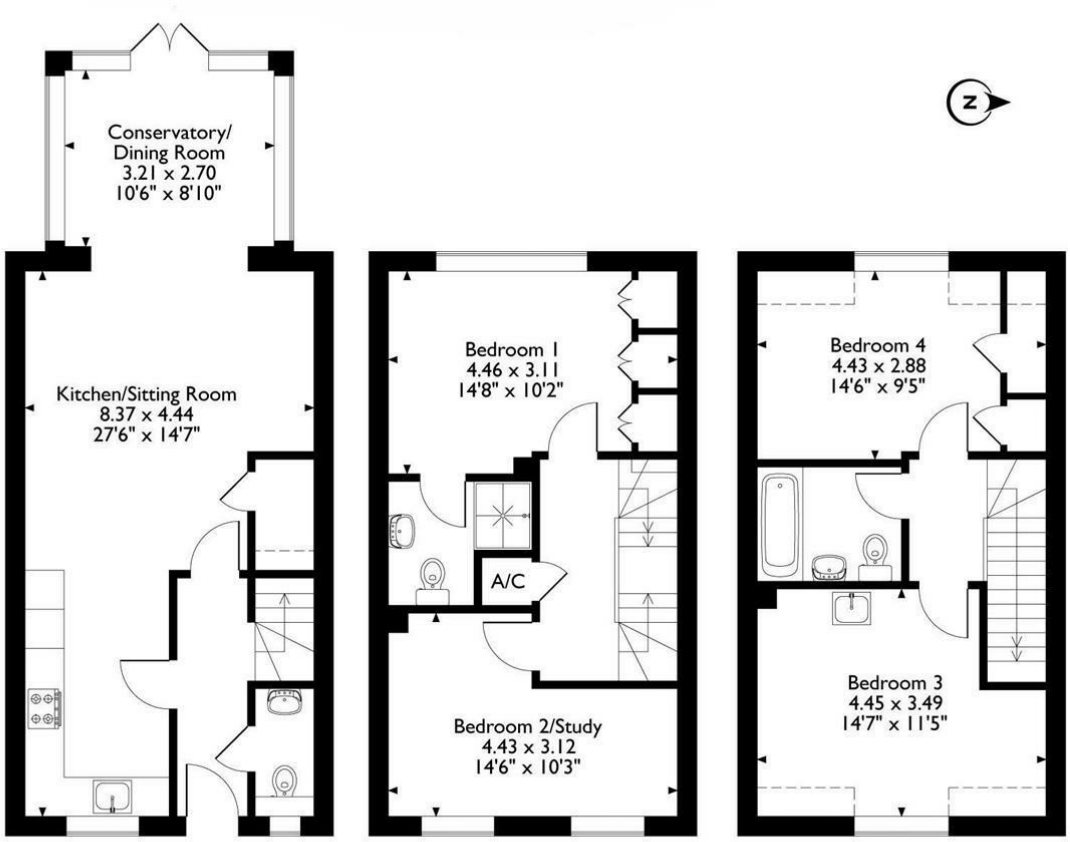
There are no service charges levied in respect of the communal access area and no such charges are anticipated will be incurred for at least the next 3 years.

- Exceptionally spacious
- Two parking spaces
- Conservatory
- Four good bedrooms
- Downstairs cloakroom
- Bathroom and shower room
- Easy maintenance garden
- Local facilities




4 2 1 1270.00 sq ft

## Main House = 118 Sq M/1270 Sq Ft




ıat the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £ (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From the city proceed north over the ring road on to the A345 Castle Road and after passing the Co-op store on the left hand side, No. 76 can be seen on the left.

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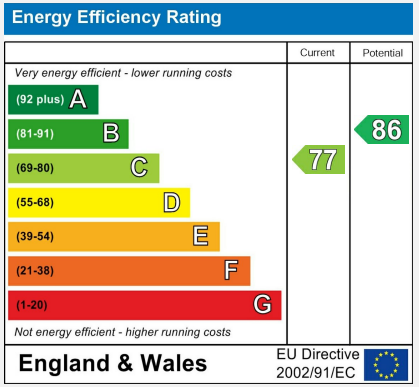


WHITES

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