



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

£285,000 Freehold

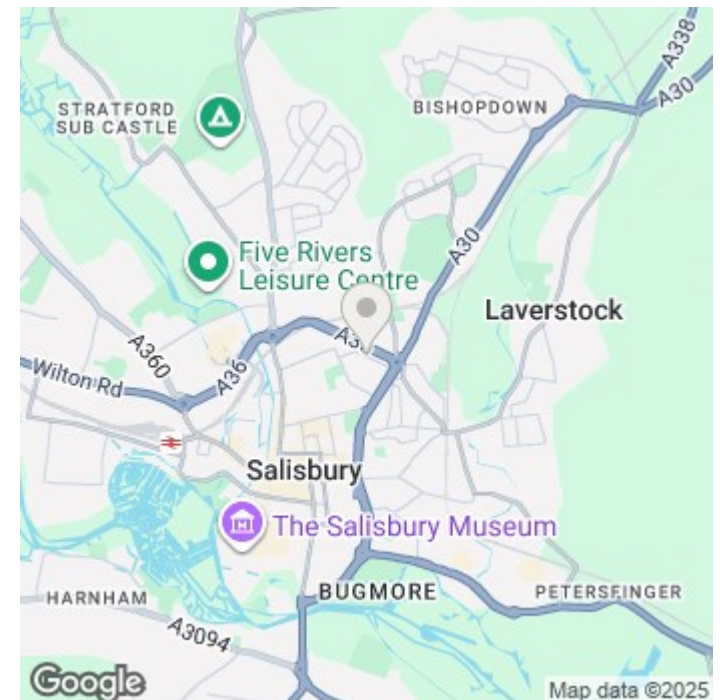
## About The Property

Situated in a prime residential street within the ring road, a character town house with spacious rooms and a good garden all within easy walking distance of the city centre and mainline railway station (waterloo 1 hour 40 mins). Further benefits are gas central heating by radiators and double glazed windows.

A pathway with gravelled area to the side, leads to a porch with tiled floor and glazed front door. The hallway has stairs to the first floor, floorboards and door to the sitting room. This is a double room with dining and sitting ends, floorboards, two blocked up chimney breasts, understairs cupboard and wall lights. A door leads through to the double aspect kitchen which has a range of work surfaces, inset single drainer sink, cooker with extractor hood over, space and plumbing for washing machine, further appliance space and a door to the rear lobby which in turn has a door to the garden. On the first floor is a main bedroom, which is a good double, across the whole front of the house. In the centre is bedroom two which is also a double and at the rear is bedroom 3 which is a single. There is a shower room with shower cubicle, wc and hand basin. Outside is a good rear garden which is enclosed by timber fencing. It is on 3 levels with lawn, gravel, paving and flower beds.



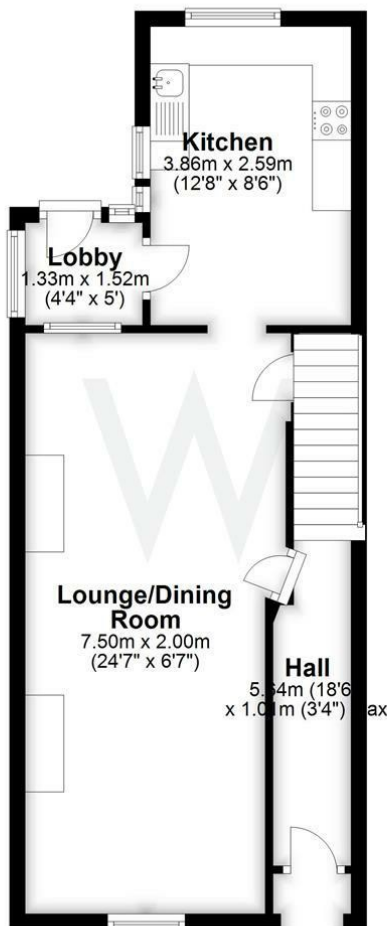
- Desirable location within the ring road
- Character house
- Two double bedrooms and a single
- Kitchen with built in units
- Living/dining room
- Gas central heating
- Double glazed sash windows
- Good Garden





### Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains electricity, gas, water and drainage

Heating: Gas central heating

Directions: From our office proceed north along Castle Street and take the first right into Wyndham Road. Bear right at the top and bear first left into St Marks Road where the property will be found on the left.

What3Words: ///nerve.planet.casino

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	