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

£360,000 Freehold

A refurbished and well presented three storey terraced house in a popular city centre location.

Description
The property is an extremely well presented terraced house with nicely proportioned rooms arranged over three floors. The house has been fully refurbished to a high standard by the present owners who have installed a new kitchen and bathroom suites, replaced the boiler and had the property partly rewired as well as a full programme of redecoration and reflooring. The rooms are light and airy with Oak veneer doors throughout and there is a useful office building at the end of the garden. On the ground floor there is a sitting room with an open cast iron fireplace, a dining room with a fitted cupboard and an understair cloakroom. The kitchen has an excellent range of units and includes some integrated appliances. On the first floor the master bedroom has an extensive range of fitted wardrobes and there is a further bedroom. The large bathroom has a white four piece suite and a utility cupboard housing a washing machine and dryer. On the second floor is a further bedroom with good storage. To the rear of the property is a garden, at the end of which is an office building which is double glazed and with a sink (cold water). The house also has full PVCu double glazing and gas central heating. St Marks Road is a tree lined, one way street situated just inside the ring road and is within walking distance of the city centre.

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

Entrance hall
Inset porch with tiled step and light, timber front door, radiator, wood laminate floor, stairs, door to dining room.

Sitting room
Window to front, radiator, open cast iron fireplace, internet point, sliding pocket doors to;

Dining room
Window to rear, radiator, fitted cupboard with shelving, fitted bookshelves, through to kitchen, door to;

Cloakroom
Fitted with a low level WC, wash hand basin, slim storage cupboard with shelving and meter, wood effect floor.

Kitchen
Fitted with an attractive range of base and wall units with work surfaces over, integrated electric oven and hob with extractor over, integrated dishwasher and fridge/freezer, sink and drainer under window to side, window to rear, corner carousel units and pull out bins, inset spotlights, part glazed door to side.

Stairs to first floor - landing
Stairs to second floor, inset spotlights.

Bedroom one
Window to front, radiator, fitted wardrobes and drawers.

Bedroom two
Window to rear, radiator, inset spotlights.

Bathroom
Fitted with an attractive suite comprising panelled bath, wash hand basin with cupboard under, low level WC, shower cubicle, utility cupboard housing washing machine and tumble dryer, heated towel rail, extractor, inset spotlights.

Stairs to second floor - landing
Door to loft storage area and to;

Bedroom three
Velux window to front, window to rear, eaves storage, radiator, overstair cupboard.

Outside
To the front of the property is a low maintenance gravelled area and a path to the front door. The rear garden is predominantly lawned with a patio area in front of a useful office building behind which is a lockable, secure storage area (3.14m x 1.93m) and there is a rear access gate.

Garden Office 11'1" x 9'5" (3.40m x 2.88m)
Double glazed French doors, inset spotlights, cold water sink, storage cupboards.

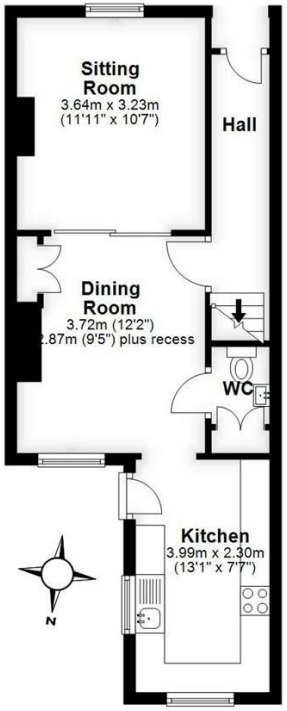
Services
Mains gas, water, electricity and drainage are connected to the property.

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

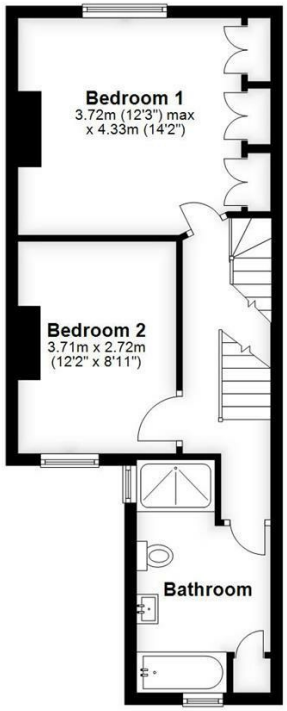
Directions
From our offices in Castle Street proceed away from the city centre and after the mini roundabout turn right in to Wyndham Road bearing right at the top in to Queens Road. Follow the road around to the left in to St Marks Road and the property can be found towards the end on the left hand side.

WHAT3WORDS
What3Words reference is: ///feast.loose.faster

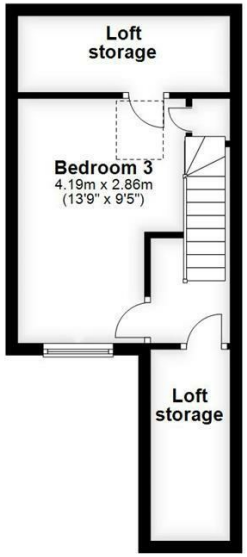
Ground Floor
Approx. 38.7 sq. metres (417.0 sq. feet)



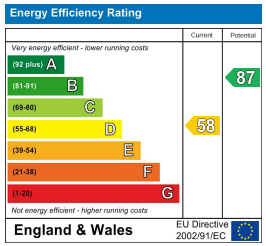
First Floor
Approx. 41.7 sq. metres (448.8 sq. feet)



Second Floor
Approx. 25.7 sq. metres (276.2 sq. feet)



Total area: approx. 106.1 sq. metres (1142.0 sq. feet)



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