



29 St Martins Church Street, Salisbury, Wiltshire, SP1 2HY

£230,000 Freehold

A two bedroom terrace house in a popular side road location just outside the ring road. NO CHAIN.

Description

The property is a Grade II listed character two bedroom terrace house situated in a convenient no through road within close proximity to the city centre. The accommodation comprises an entrance hallway, a sitting room and a dining room. There is a kitchen with a rear lobby area providing access in to the garden. Also on the ground floor is a shower room. On the first floor are two double bedrooms with the main bedroom having fitted wardrobes. Benefits include gas central heating, sash windows and a low maintenance rear garden together with a residents permit parking system in the street. St Martins Church Street is an attractive no through road situated just outside the ring road on the south eastern side of the city with good access on to the Southampton Road and to all the main routes serving Salisbury. The city centre can be reached easily by foot and the property is offered with no onward chain.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Radiator, dado rail, doors to dining room and to;

Sitting Room

Window to front, radiator, internet point, fireplace with stone backdrop and hearth with timber surround and mantel over.

Dining Room

Stairs, radiator, window to rear, wood laminate floor, door to;

Kitchen

Fitted with base and wall units, sink and drainer under window to side, electric cooker, space for fridge/freezer, wall mounted gas boiler, wood laminate floor, through to;

Rear Lobby

Cupboard with shelving and plumbing for washing machine, glazed door to garden, door to;

Shower Room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin with cupboards under, extractor, wall mounted electric heater, wood laminate floor, obscure glazed window to side.

Bedroom One

Window to front, radiator, fitted wardrobes.

Bedroom Two

Window to rear, dado rail, radiator.

Outside

To the rear of the property the garden comprises steps up to a paved area beyond which is a larger gravelled area with timber fencing. There is an outside tap.

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 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

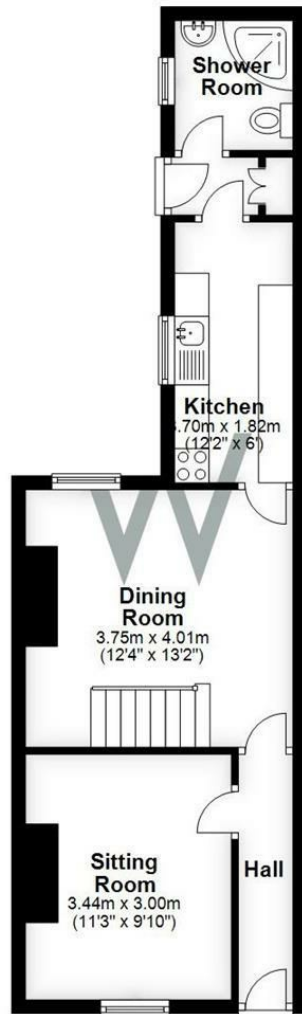
From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. Bear right into Brown Street before taking the next left at the traffic lights into Milford Street. Proceed up the hill and at the next set of lights turn right into Rampart Road and continue following the road. As it bends to the left turn right in to St Martins Church Street and the property can be found towards the end on the left hand side.

WHAT3WORDS

What3Words reference is: [///shed.wisdom.empire](https://www.what3words.com/#!/shed.wisdom.empire)

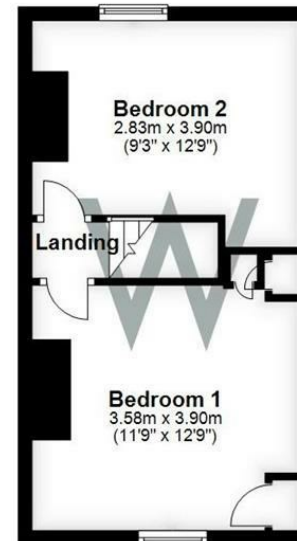
Ground Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 sq. feet)



WHITES
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

