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WHITES

16 Trinity Street, Salisbury, Wiltshire, SP1 2BD

£230,000 Freehold

A two bedroom grade II listed character property situated close to the city centre.

Description

The property is a character terraced house with accommodation arranged over three floors. The house has a grade II listing and is well presented throughout having been redecorated and benefits from gas central heating and a pretty paved rear garden that enjoys a southerly aspect. On the ground floor there is a sitting room and a kitchen with an integrated electric cooker and French doors leading in to the garden. On the first floor is a double bedroom and a large bathroom with a white suite and there is a further bedroom on the second floor. Trinity Street is a one way street within the popular Chequers area of the city, with convenient access to the city centre which lies nearby.

Property Specifics

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

Sitting room

Window to front, fireplace with exposed brickwork, built in storage cupboard housing meters, timber panelling to walls, stairs with cupboard under, radiator, through to;

Kitchen

Fitted with cream fronted base and wall units with work surfaces over, sink and drainer with mixer tap under window to rear, integrated electric oven with extractor over, space/plumbing for washing machine, space for fridge/freezer, radiator, wall mounted gas boiler, French doors to garden.

Stairs to first floor - landing

Stairs to second floor, step up to bathroom, door to;

Bedroom one

Window to front, two built in wardrobes, radiator.

Bathroom

Fitted with a white suite comprising panelled bath, with shower over, low level WC, pedestal wash hand basin, towel rail, linen cupboard with shelving, window to rear.

Stairs to second floor - landing

Bedroom two

Windows to front and rear, eaves storage, exposed beam, radiator.

Outside

A pretty, south facing paved garden space with brick boundary walls and an outside light.

Services

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

Outgoings

The Council Tax Band is 'B' and the payment for the year 2025/2026 payable to Wiltshire Council is £2056.73.

Directions

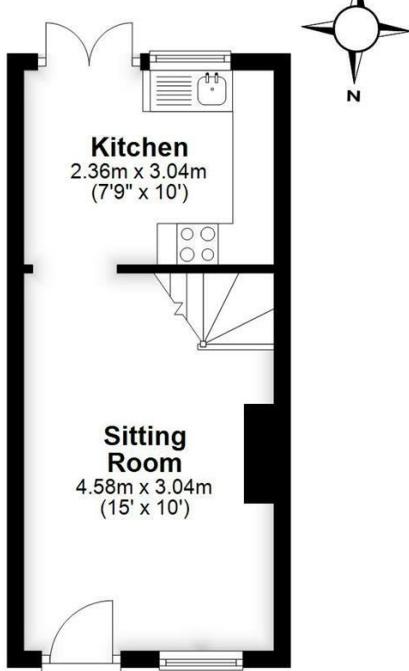
Leave Salisbury in a southerly direction via Brown Street and take the first left turn at the lights in to Milford Street. Take the first right turn in to Gigant Street and continue before turning right in to Trinity Street. The property can be towards the end on the left hand side.

WHAT3WORDS

What3Words reference is: //crops.rests.depend

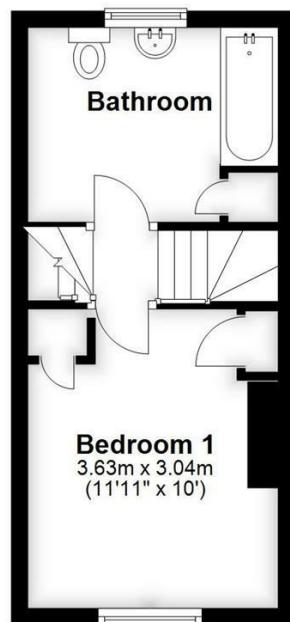
Ground Floor

Approx. 21.4 sq. metres (230.4 sq. feet)



First Floor

Approx. 21.4 sq. metres (230.4 sq. feet)

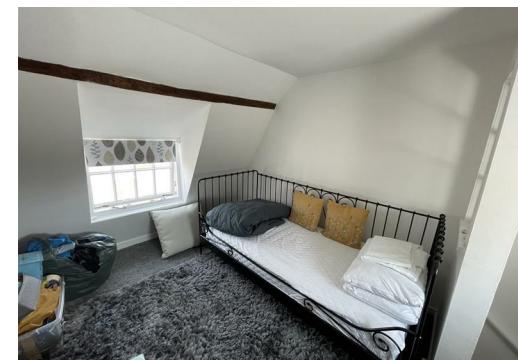


Second Floor

Approx. 10.8 sq. metres (116.1 sq. feet)



Total area: approx. 53.6 sq. metres (576.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

WHITES

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