



10 Pennyfarthing Street, Salisbury, Wiltshire, SP1 1HJ

Guide Price £315,000 Freehold

About The Property

This Grade II Listed three-bedroom terraced townhouse offers well-proportioned living spaces spread across three floors, making it an excellent choice for those seeking a city centre but a quiet location with sunny courtyard garden. The property retains much of its original character, with some Georgian sash windows and the benefit of gas central heating throughout.

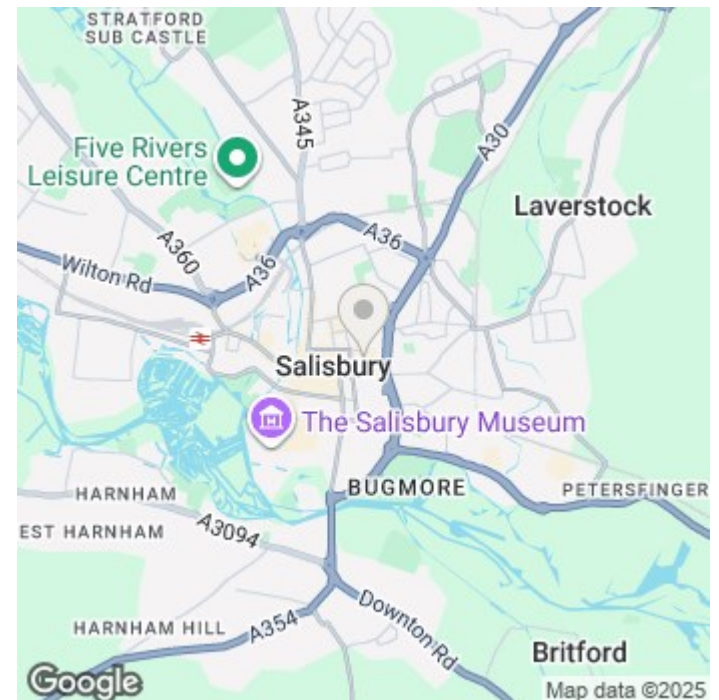
The ground floor consists of a welcoming sitting room with stairs leading to the first floor, as well as a spacious kitchen/breakfast room. The kitchen is fitted with a range of units, an integrated electric oven, gas hob, and ample space for additional appliances. On the first floor, there is a well-sized bedroom and a large, modern bathroom featuring a white four-piece suite, including a walk-in shower. On the second floor, two further double bedrooms, both with fitted wardrobes, provide ample storage and comfortable living spaces.

To the rear of the property, a low-maintenance garden enjoys a westerly aspect, ideal for afternoon and evening sun. At the far end of the garden, there is a substantial outbuilding which could serve as additional storage or potentially be converted into office space, offering flexibility for a variety of needs. On-street permit parking is available in the area, and the property is offered with no onward chain.

Located just a few minutes' walk from Salisbury's Market Square, this home is positioned in a quiet side street, providing easy access to the city's excellent range of shops, restaurants, and cultural amenities. The mainline railway station, with services to London Waterloo, is also nearby, adding further convenience for commuters.

Agents Note; In accordance with Section 29 of the 1973 Estate Agent's Act, a personal interest is declared.

- Character terraced townhouse
- Grade II listed
- Three double bedrooms
- Sitting Room
- Kitchen/breakfast room
- Bathroom with four piece suite
- Low maintenance garden with useful outbuilding
- Convenient city centre location
- Gas central heating
- No chain





Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

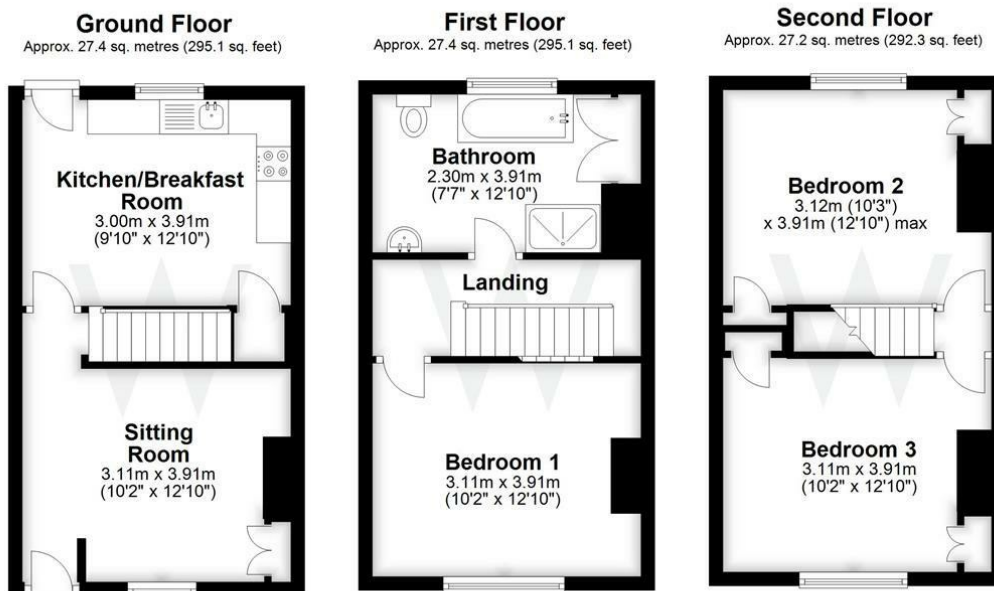
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas fired central heating with radiators.

Directions: From our office in Castle Street proceed towards the city centre bearing left into Blue Boar Row. After the second set of traffic lights proceed forwards into Winchester Street before taking the next right into Pennyfarthing Street. The property can be found after a short distance on the right hand side.

What3words: ///fomal.organ.modern



Total area: approx. 82.0 sq. metres (882.5 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |