



10 Palmer Road, Salisbury, Wiltshire, SP2 7LX

Guide Price £385,000 Freehold

About The Property

The property is a four storey terraced house that has been in the same family ownership for over 100 years and is now offered to the market with no onward chain. The well proportioned accommodation would suit those seeking multi level and flexible family living space and has the benefit of a long garden and a large garage to the rear. On the ground floor there is a dining room which has an attractive bay window and feature fireplace. There is a light and airy sitting room with stairs leading down to the lower ground floor and sliding doors leading to a lovely conservatory area which provides superb far reaching views over the city and a balcony providing the same.

On the lower ground floor there is a sitting/dining room with a feature Aga (not operational) which opens through to a kitchen area which accesses the garden. There is a shower room and to the front is a bedroom which has an excellent range of fitted wardrobes and a door leading via stairs to the street level.

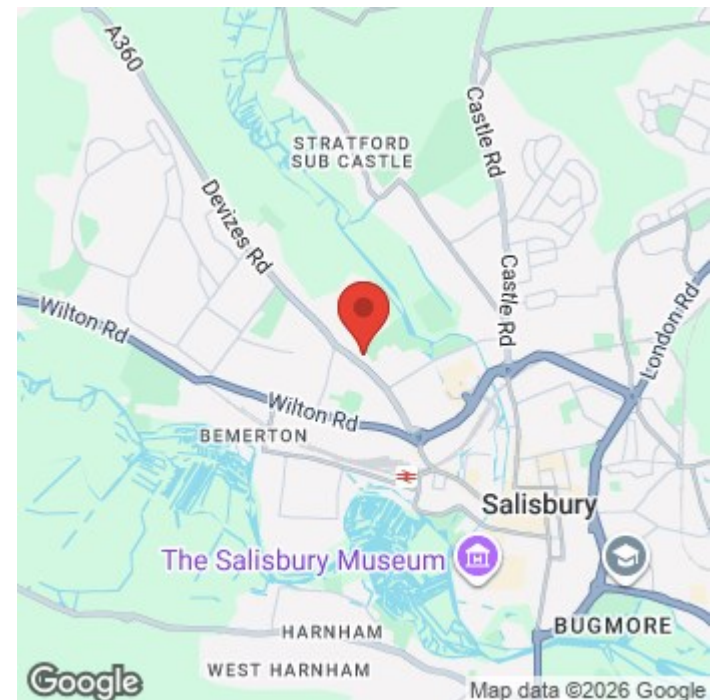
On the first floor there is a bedroom and a utility room with cupboards, work surfaces and a sink which could be returned to another bedroom. The family bathroom on this floor has a white three piece suite with a shower over the bath. On the second (top) floor are two further bedrooms with the front bedroom having a cast iron fireplace and which provides far reaching views towards Old Sarum. The rear bedroom also provides superb views.

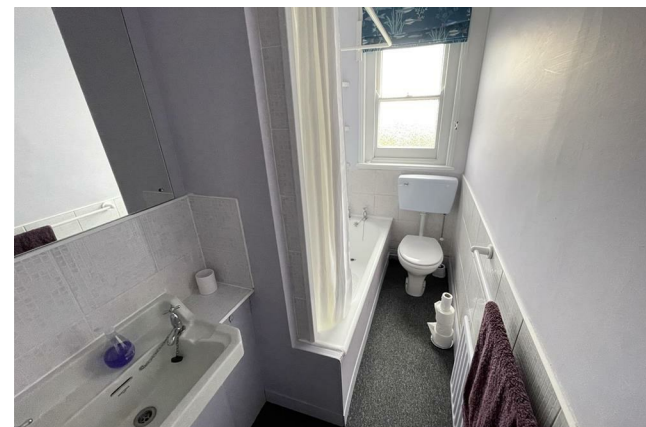
The rear garden enjoys a south westerly aspect with a lawn area and two patios. A path leads to the rear where there is a large detached garage, measuring 10.8m x 3.3m. This has an electric up and over door, power and light with vehicular access being gained via Kensington Road. Further benefits include gas fired central heating, majority PVCu double glazing and a cul de sac location.

Palmer Road lies outside the ring road and near to the City Centre, Salisbury railway station, Waitrose, Five Rivers Leisure Centre, and the Avon Valley Nature Reserve & River Path (which leads directly to Old Sarum and the Woodford Valley). Primary schools are also within easy walking distance.



- Four storey terrace house arranged over four floors
- Four/five bedrooms
- Sitting room and conservatory with balcony and far reaching views
- Dining Room
- Open plan living area and kitchen
- Bathroom and utility room
- Double glazing and gas CH
- Large detached garage
- Garden
- No chain





Further Information

Local authority: Wiltshire Council

Council Tax: D - £2644.36 (2025/2026)

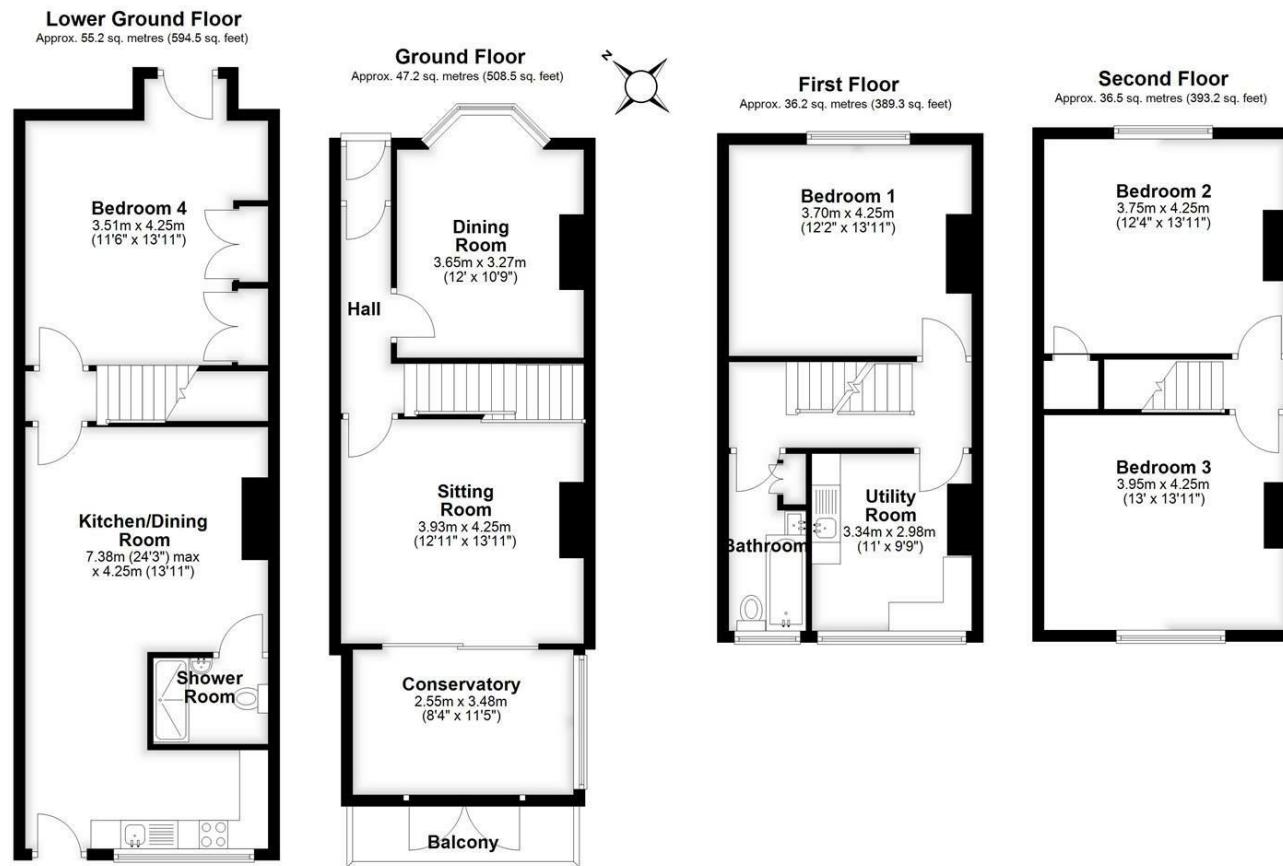
Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators.

Directions: Leave Salisbury on the A360 Devizes Road and Palmer Road can be found before the mini roundabout on the right hand side.

What3words: ///venue.cook.curvy



Total area: approx. 175.2 sq. metres (1885.5 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 79 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |