



**175 Castle Road, Salisbury, Wiltshire, SP1 3RX**

**Guide Price £475,000 Freehold**



**A character detached family home situated in an elevated position on the northern side of the city, extended in recent years to offer excellent kitchen/dining/living space with bifold doors onto the garden.**

### **Description**

A character detached family home situated in an elevated position on the northern side of the city, extended in recent years to offer excellent kitchen/dining/living space with bifold doors onto the garden. Offered in excellent order, benefits include three double bedrooms, double glazed windows, gas central heating, refitted kitchen and bathroom and recent boiler replacement. It is within an easy stroll of the local convenience store, Victoria Park and South Wilts Grammar School. No onward chain is offered.

### **Entrance Porch**

Glazed double doors, quarry tiled floor.

### **Hallway**

Stairs to first floor with understairs cupboard.

### **Cloakroom**

Low level WC and wash hand basin, tiled floor, obscure glazed window to side.

### **Sitting Room**

Window to front elevation, open fireplace with tiled surround and alcoves on either side, fitted shelving to one alcove.

### **Lounge**

Cast iron fireplace with tiled surround and wooden mantel. Square archway through to:

### **Kitchen/Dining Room**

Range of high gloss, high and low level units with granite worksurfaces, stainless steel sink unit with mixer tap, Bosch hob with extractor hood over and double oven below. Spaces and plumbing for dishwasher and washing machine, space for fridge-freezer. Cupboard housing recently installed Worcester gas boiler. Door and window to side. Open to the dining room area which has a vaulted ceiling with twin Velux windows and five bi-fold doors leading out to the rear garden.

### **First Floor - Landng**

Access to loft.

### **Bedroom One**

TV point, painted fireplace.

### **Bedroom Two**

Painted fireplace, picture rail.

### **Bedroom Three**

Window to rear.

### **Bathroom**

Fitted with a white suite consisting of WC with concealed cistern, wash hand basin, 'L' shaped bath with thermostatic shower over and screen. Tiled splashbacks, tiled floor, heated towel rail and extractor fan.

### **Outside**

The house is approached via a wrought iron gate with path to front door. Enclosed by low wall and fencing, with mature hedging, flower beds and shrubs. A path leads to the side. The rear garden has a paved area outside the bi-fold doors. Steps lead up to lawn with mature shrubs and hedging. A decked seating lies to the rear with inset lighting and a pedestrian gate leads to the double width carport. Wooden garden shed.

### **Garage**

Up and over door, power and light. The garage and parking can be accessed via a shared private driveway located to the rear of the property.

### **Services**

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

### **Outgoings**

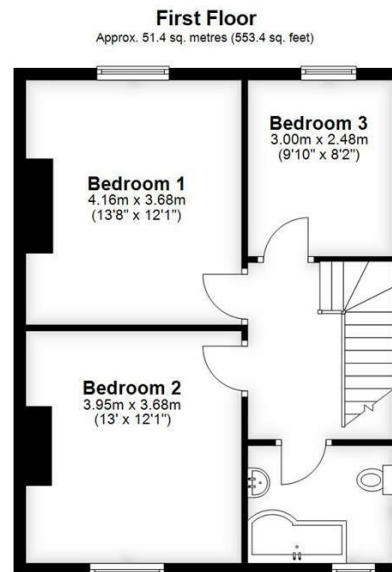
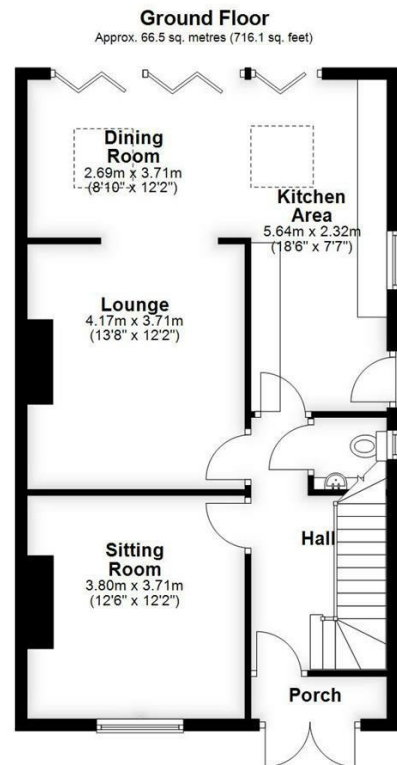
The Council Tax Band is ' E ' and the payment for the year 2025/2026 payable to Wiltshire Council is £3,231.99.

### **Directions**

From our offices in Castle Street proceed north and over the roundabout into Castle Road. Continue over the mini roundabout where the property can be seen on the right.

### **WHAT3WORDS**

What3Words reference is: ///compiler.debit.stopped



Total area: approx. 117.9 sq. metres (1269.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	78
EU Directive 2002/91/EC		
England & Wales		



**WHITES**  
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