



45 Albany Road, Salisbury, Wiltshire, SP1 3YQ

£530,000 Freehold

## About The Property

The property is a four bedroom character end of terrace house situated in a prime residential city centre location. It is well presented throughout and has a range of period features with high ceilings, sash windows, ornate coving, a moulded arch in the hallway, cast iron fireplaces and dado and picture rails.

The well proportioned accommodation comprises an entrance hallway with stairs leading to the first floor. The sitting room has an attractive bay window, a ceiling rose and a feature fireplace. The dining room has an original built in dresser with glass fronted display shelving, a further feature fireplace and French doors leading to the rear garden. The layout has been altered to provide a large, light and airy kitchen/dining room which has an excellent range of units, a built in gas oven, space for both a washing machine and dishwasher and a fridge/freezer. The dining area has attractive Tri-fold doors leading out on to the rear garden and this room makes for a great entertaining space.

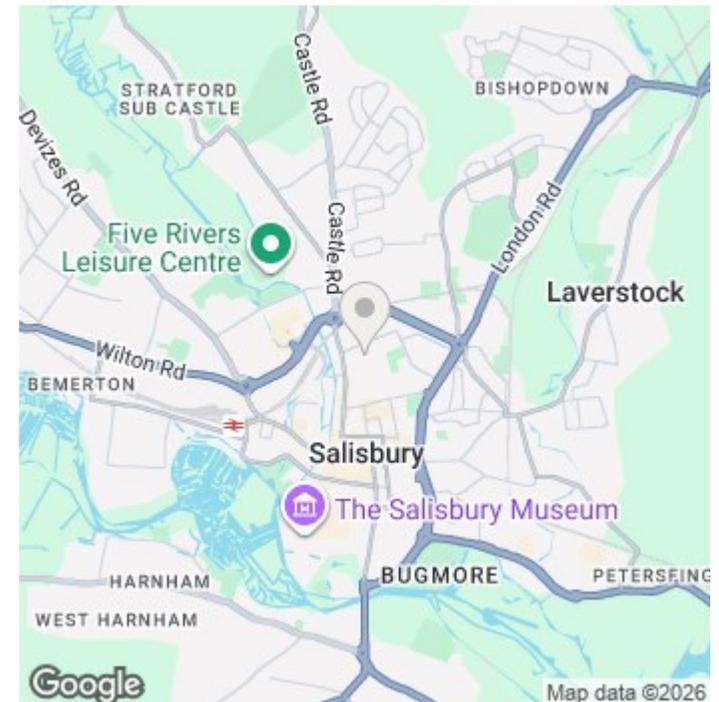
On the first floor, the main bedroom has a cast iron fireplace and two windows which provide southerly views along the length of Albany Road. There are two further double bedrooms, a single bedroom and a family bathroom which has a white three piece suite.

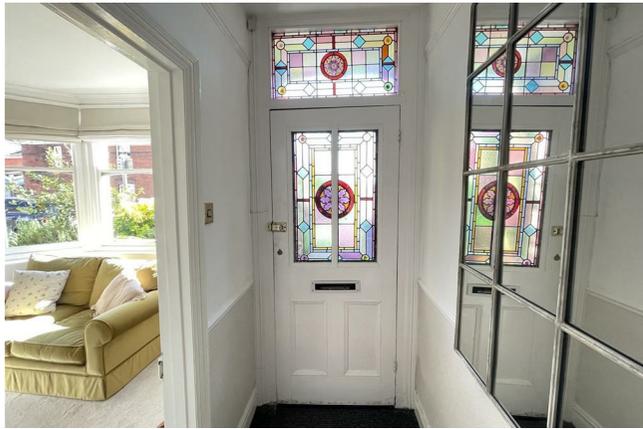
The house is set back from the road with a small garden area to the front and to the rear is a low maintenance paved and gravelled garden with a rear access gate.

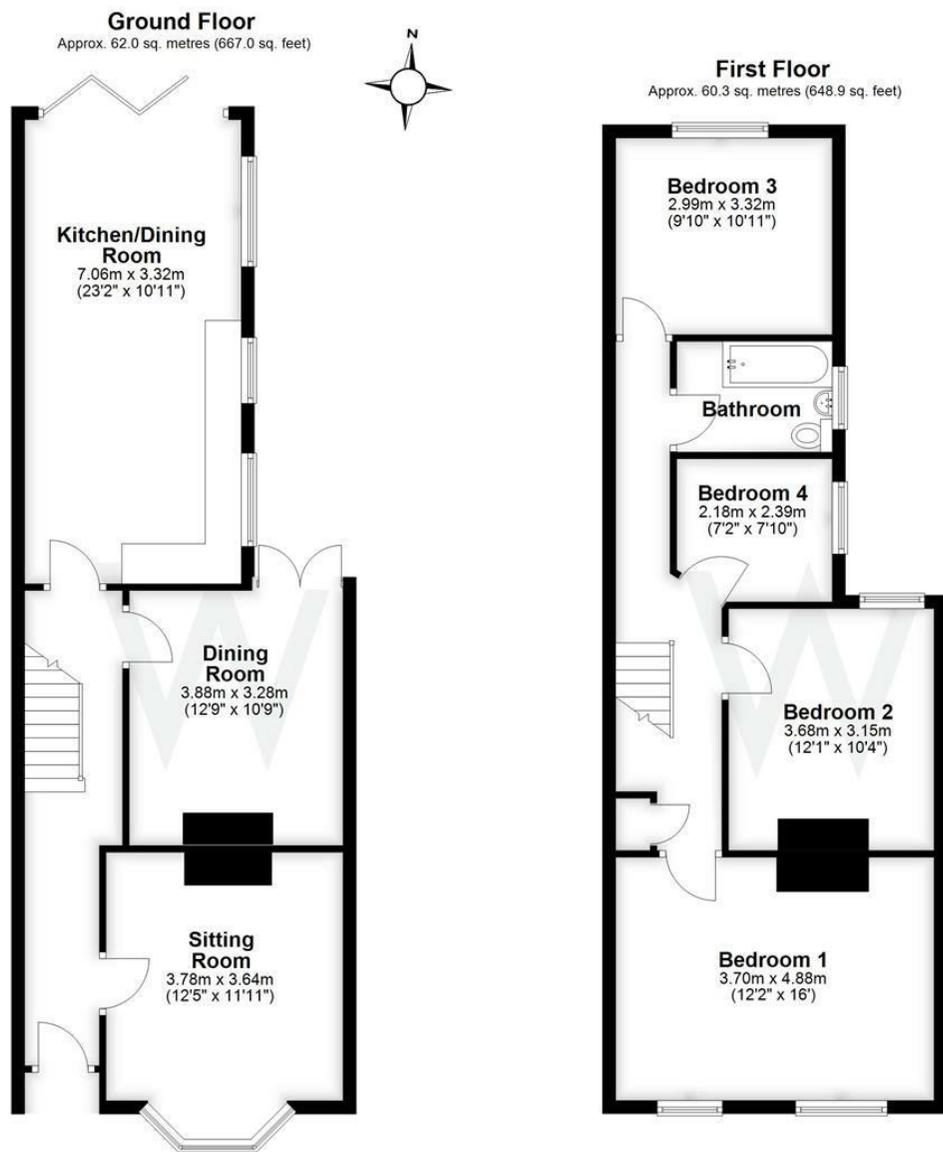
Albany Road lies inside the ring road within easy walking distance of the city centre and amenities including the railway station and the Waitrose store. It also lies within the catchment area for the two Grammar schools, Bishop Wordsworth (boys) and South Wilts (girls).



- Character end of terrace house
- Four bedrooms
- Sitting room
- Dining room
- Kitchen/dining room
- FF bathroom
- Period features
- Gas CH
- Rear garden
- City centre location







Total area: approx. 122.3 sq. metres (1315.9 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2,644.36 (2025/2026)

Tenure: Freehold

Services : All mains services are connected to the property.

Heating: Gas central heating.

Directions : From our office in Castle Street proceed opposite into Scots Lane and at the T junction turn left into Endless Street. Bear round to the right into Albany Road, before bearing left and the property can be found directly in front of you before the right hand bend.

What3Words : ///coach.income.linen

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>	79	83
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	