



31 Trinity Street, Salisbury, Wiltshire, SP1 2BD

£290,000 Freehold

A four bedroom character terrace house arranged over three floors. No onward chain.

Description

The property is a character terraced house with well proportioned accommodation arranged over three floors and situated in the popular Chequers area of the city centre within a conservation zone. The house is in need of some updating and comprises on the ground floor of an open plan sitting and dining room with French doors leading in to a small courtyard garden area. There is also a kitchen. On the first floor are two bedrooms and a bathroom whilst on the second floor there are two further bedrooms, one with an en-suite shower room. Benefits include double glazing and gas fired central heating and it is offered to the market with no onward chain. Trinity Street is a one way street with convenient access to the city centre which lies nearby.

Property Specifics

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

Entrance Lobby

Part glazed front door, electric fusebox, glazed internal door to;

Sitting/Dining Room 24'6" x 13'1" (7.47m x 4.01m)

Window to front, feature cast iron fireplace with tiled hearth, radiator, stairs with cupboard under, space for table and chairs, wall mounted gas boiler, glazed doors to garden, door to;

Kitchen 7'9" x 6'2" (2.37m x 1.89m)

Fitted with base and wall units with work surfaces over and tiled splashbacks, space/plumbing for washing machine and gas cooker, sink and drainer, windows to side and rear.

First Floor - Landing

Radiator, stairs to second floor.

Bedroom One 13'1" x 11'6" (4.01m x 3.52m)

Window to front, radiator.

Bedroom Three 12'6" x 8'1" (3.82m x 2.47m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low level WC, strip light and shaver point, radiator, obscure glazed window to rear.

Second Floor - Landing

Loft access.

Bedroom Two 13'1" x 12'10" (4.01m x 3.92m)

Window to front, radiator, door to;

En suite shower

Fitted with a white suite comprising low level WC, shower cubicle with Mira shower, pedestal wash hand basin.

Bedroom Four 9'8" max x 8'1" (2.97m max x 2.47m)

Window to rear radiator.

Outside

To the rear of the property is a paved, walled courtyard garden area.

Services

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

Outgoings

The Council Tax Band is 'C' and the payment for the year 2024/2025 payable to Wiltshire Council is £2245.28.

Directions

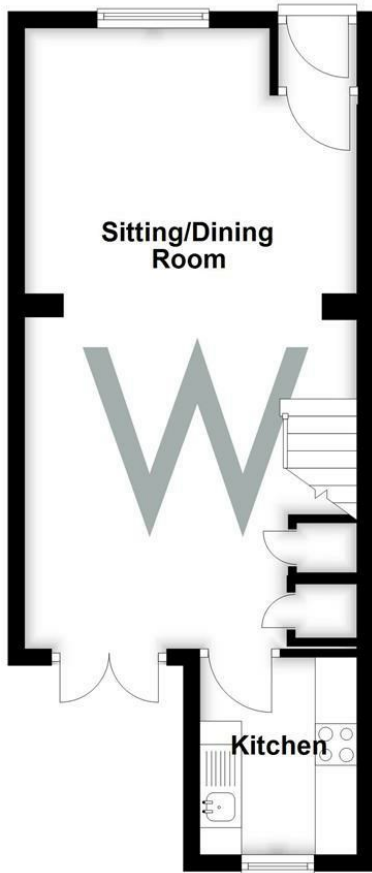
From our offices in Castle Street proceed towards the city centre into Blue Boar Row, bearing right in to Brown Street. Take the next left in to Milford Street and the next right in to Gigant Street. Turn right in to Trinity Street and the house can be found on the right hand side.

WHAT3WORDS

What3Words reference is: [///mops.young.boom](https://www.what3words.com/mops.young.boom)

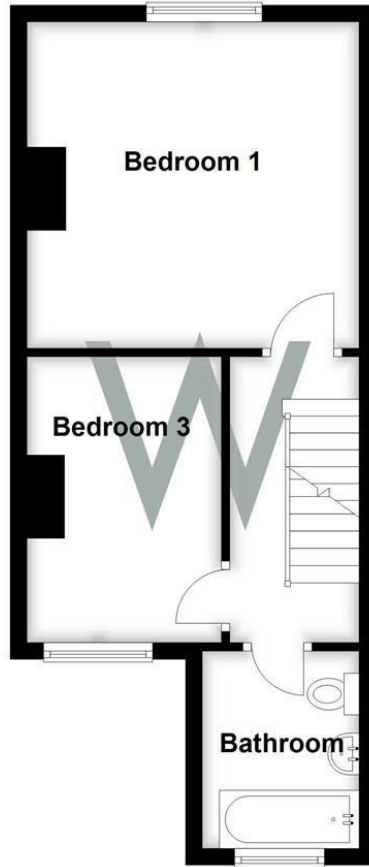
Ground Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



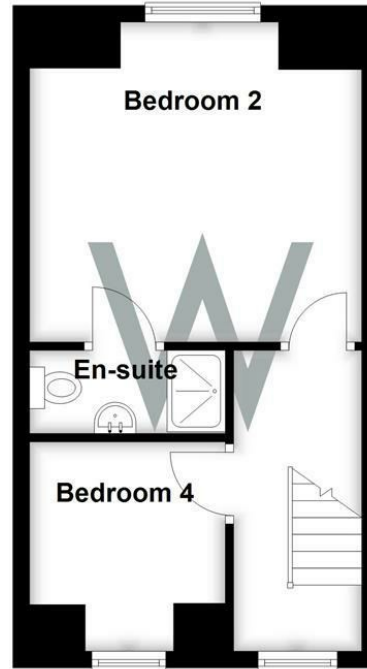
First Floor

Approx. 34.5 sq. metres (371.4 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 99.3 sq. metres (1068.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
55	
England & Wales EU Directive 2002/91/EC	



WHITES
 Castle Chambers, 47 Castle Street,
 Salisbury, Wiltshire, SP1 3SP
 01722 336422
www.hwwhite.co.uk
residential-sales@hwwhite.co.uk

