



76 Castle Road, Salisbury, Wiltshire, SP1 3RR

Guide Price £425,000 Freehold

A superb modern townhouse over three floors, part of a small development situated to the north of the city but within walking distance of the city centre and local facilities.

Description

A superb modern townhouse set over three floors, part of a small development situated to the north of the city but within walking distance of the city centre, Victoria Park, South Wilts Grammar School and the local Co-op store. Benefits include two parking spaces, oak flooring to the ground floor, a wonderful conservatory extension, gas central heating (including new Vaillant Combi boiler) throughout, triple glazing, including a brand new composite front door. There is an easy maintenance garden to the rear and the property is offered in good order throughout.

Covered Porch

Letter box, composite front door with glazed panel.

Entrance Hall

Stairs to first floor, oak flooring, heating thermostat.

Cloakroom

Low level WC with concealed cistern, wash hand basin, oak flooring, half tiled walls.

Kitchen

Range of granite work surfaces with base and wall mounted cupboards and drawers, inset stainless steel one and a half bowl sink with mixer tap over, built in oven with 4 ring gas hob and extractor hood over, integrated appliances including dishwasher, washing machine and fridge-freezer, oak flooring, under cupboard lighting.

Sitting Room

Oak flooring, deep built in storage cupboard, open to:

Conservatory

Oak flooring, glass roof, double doors to garden.

First Floor - Landing

Airing cupboard , stairs to second floor.

Bedroom One

Extensive range of built-in wardrobes.

En-suite Shower Room

Tiled shower cubicle with thermostatic shower and glass screens, low level WC and wash hand basin, heated towel rail, extractor fan, part tiled walls.

Bedroom Two/Study

Front facing.

Second Floor - Landing

Leading to two bedrooms and bathroom

Bedroom Three

This has the convenience of a mini kitchen with sink and storage.

Bedroom Four

Built-in cupboards. Hatch to loft space

Bathroom

Panel bath with mixer taps and shower attachment, low level WC and wash hand basin. Heated towel rail, extractor fan, part-tiled walls and floor.

Outside

The house is set behind a picket fence with hedging and there is a pathway to the front door with further paving and gravel areas. The rear garden is laid to paving for easy maintenance, with raised flowerbeds, shrubs, garden shed, timber fencing to sides with access gate to parking. Capacious hut with electricity installed. The garden has a westerly aspect.

Parking

To the rear of the property are two allocated parking spaces.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2525.94.

There are no service charges levied in respect of the communal access area and no such charges are anticipated will be incurred for at least the next 3 years.

Services

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

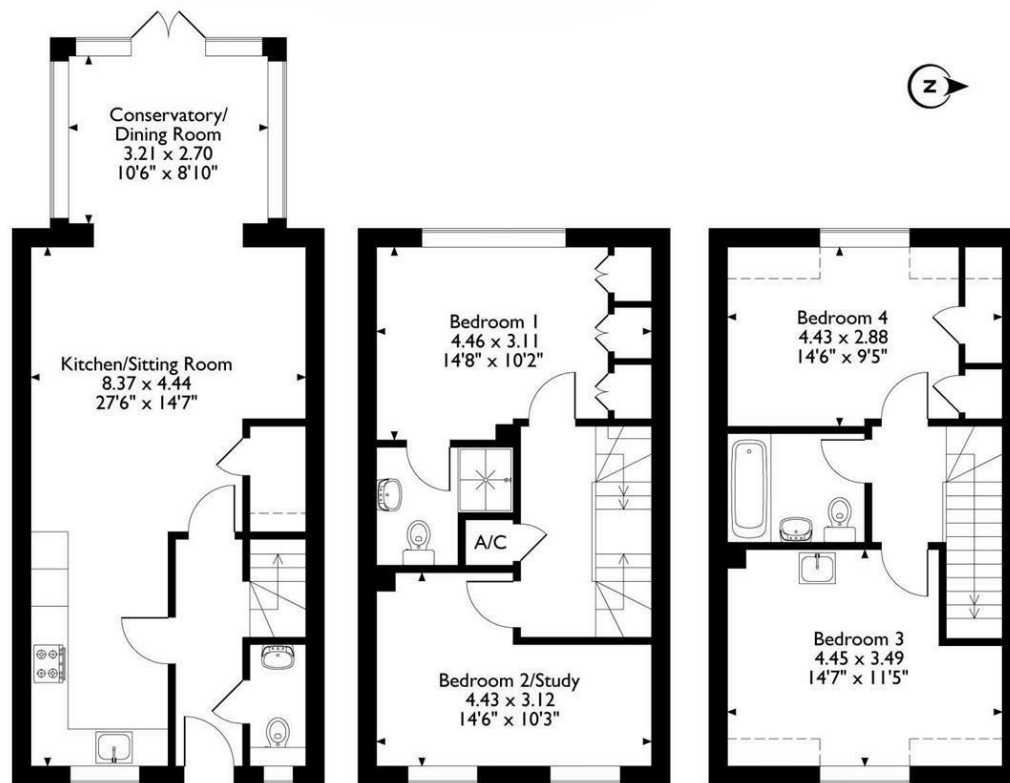
Directions

From the city proceed north over the ring road on to the A345 Castle Road and after passing the Co-op store on the left hand side, No. 76 can be seen on the left.

WHAT3WORDS

What3Words reference is: ///tabs.loudly.dares

Main House = 118 Sq M/1270 Sq Ft



Ground Floor

First Floor

Second Floor

at the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77 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			
England & Wales		EU Directive	

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