



34 George Street, Salisbury, Wiltshire, SP2 7BA

£260,000 Freehold

A three bedroom terrace house situated just outside the city centre and offered with no onward chain.

Description

The property is a character, three bedroom terrace house conveniently situated in a side road location just outside the city centre. The accommodation comprises an entrance hallway, a sitting room, a dining room and a well fitted kitchen with an integrated oven and hob. A bathroom lies off a rear lobby on the ground floor. On the first floor are three bedrooms. The property enjoys an east/west orientation with a low maintenance garden to the rear and is fully double glazed, has gas fired central heating and is offered to the market with no onward chain. George Street lies just outside the ring road with easy access to the railway station, Waitrose superstore and the city centre and is within the catchment area for the sought after Sarum St Pauls primary school.

Property Specifics

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

Entrance Hall

Doors to sitting room and dining room, stairs.

Sitting Room

Window to front, fitted cupboards, radiator.

Dining Room

Window to rear, radiator.

Kitchen

Fitted with a range of base and wall units with work surfaces over and attractive tiled splashbacks, integrated electric oven with extractor over, sink and drainer under window to side, space/plumbing for washing machine, space for fridge/freezer, wood effect floor, through to;

Rear lobby

Radiator, part glazed door to garden, door to;

Bathroom

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, obscure glazed window to rear.

First Floor - Landing

Doors to bedrooms.

Bedroom One

Window to front, radiator.

Bedroom Two

Window to rear, radiator.

Bedroom Three

Window to rear, radiator, fitted cupboards housing gas boiler.

Outside

The rear garden enjoys a westerly aspect and is gravelled for ease of maintenance. It is enclosed by walling and there is a rear access gate.

Outgoings

The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54.

Services

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

Directions

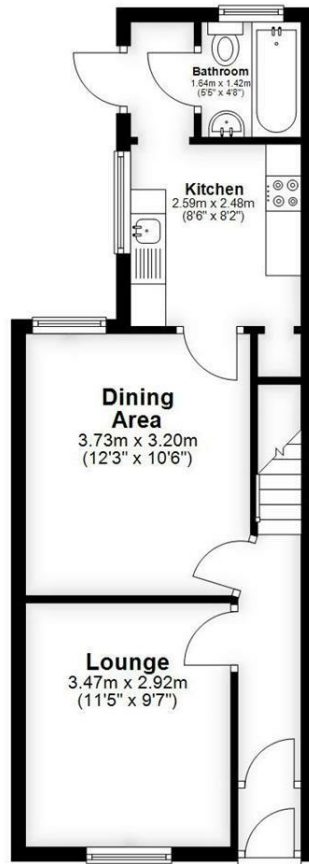
From our office in Castle Street, proceed away from the city centre and at the roundabout turn left on to the ring road. at St Pauls roundabout turn right on to Devizes Road then immediately right in to York Road. Take the second left in to George Street and the property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: ///breath.civil.butter

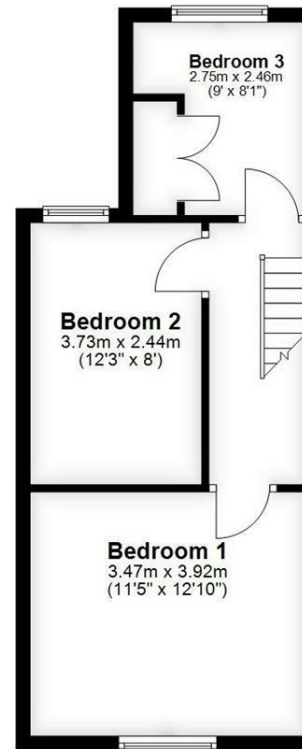
Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WHITES

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