



25 Capulet Road, Salisbury, Wiltshire, SP1 3JY

£340,000 Freehold



## About The Property

The property is a larger than average two bedroom semi detached house which is offered in excellent order throughout and is situated in a sought after residential cul de sac.

The accommodation comprises a large entrance porch which has a tiled floor and excellent storage space. The sitting room has stairs to the first floor and a door leading in to a kitchen/dining room. This has an excellent range of units with an integrated electric oven and gas hob with extractor, a dishwasher and space for a washing machine and American style fridge/freezer. There is a useful understair storage cupboard with some shelving, a glazed door to the garden and there is a cloakroom with a white suite and a cupboard under the sink.

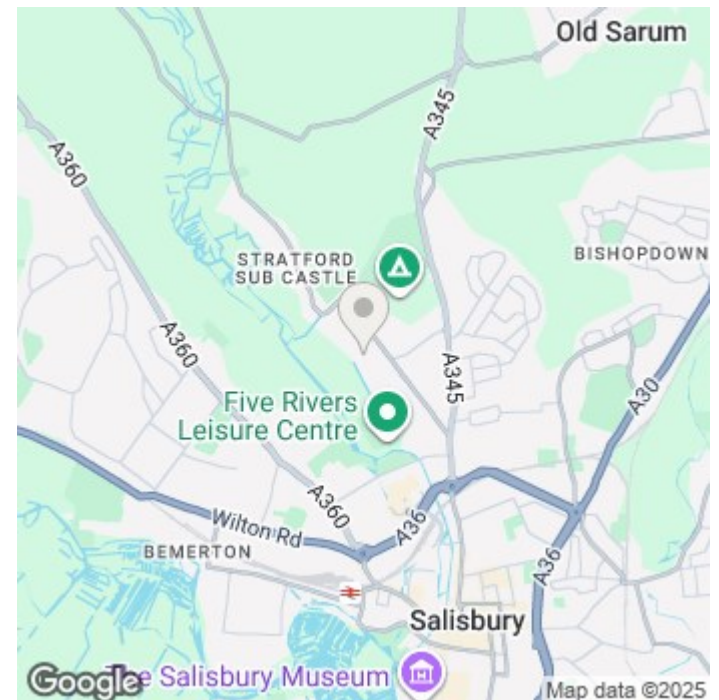
On the first floor there is a landing with a linen cupboard housing the gas boiler. There are two double bedrooms with the main bedroom having a deep over stair wardrobe with hanging rails whilst the second bedroom has attractive timber panelling to one wall. The bathroom has a contemporary white three piece suite with a rainfall style shower over the bath and majority tiled walls. Further benefits include PVCu double glazing throughout and gas central heating.

To the front of the house is a paved area providing ample off road parking and this extends around via a five bar timber gate to the side of the property. The rear garden has a patio, the remainder being lawned and there is a large timber shed and an outside tap.

The house is tucked away in the corner of this quiet cul de sac. There is access to a nearby path which leads to the city centre via the leisure centre and Waitrose. The property is located in the popular Stratford area of the city approximately one mile from the city centre with local amenities including a nearby grammar school (South Wilts), a Co-op store on Castle Road and an open recreation area (Hudsons Field). A regular bus service runs in to the city centre.

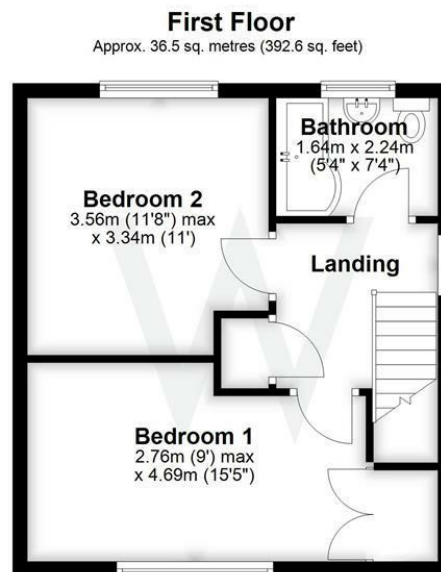


- Semi detached house
- Two bedrooms
- Sitting room
- Kitchen/dining room
- Cloakroom and FF bathroom
- Garden
- Off road parking
- Superb order throughout
- Cul de sac position
- Good access to city centre









Total area: approx. 77.0 sq. metres (829.1 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury via Castle Road turning left at the lights in to Stratford Road. Take the third left in to Hathaway Close and at the junction bear left. At the end of the road turn left and the house can be found in the far left hand corner.

What3words: ///retail.stove.hogs

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	