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WHITES

6 Churchfields Road, Salisbury, SP2 7NH

£300,000 Freehold

About The Property

The property is a character semi detached house lying close to the city centre and railway station, with accommodation arranged over three floors.

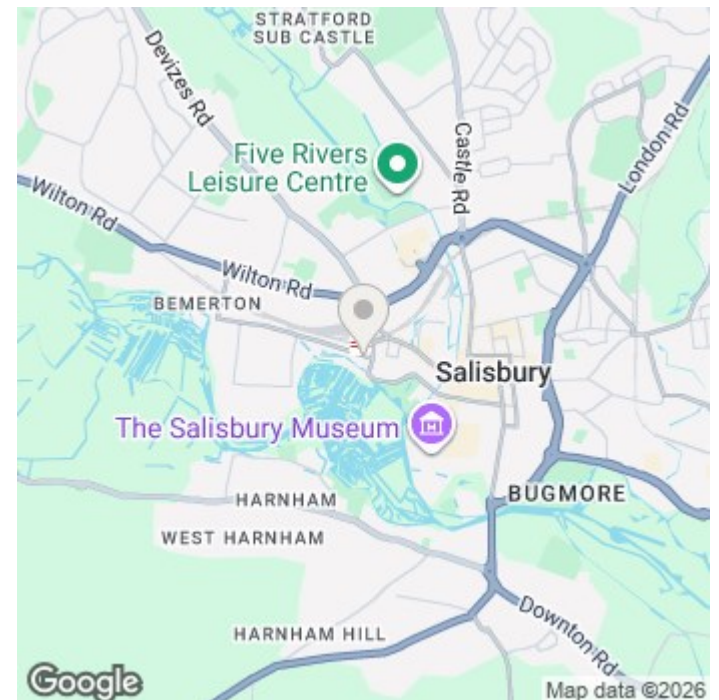
On the ground floor is a sitting room with an attractive exposed brick chimney breast and fitted bookshelves along one wall and with a window overlooking the front garden. There is a good sized kitchen/dining room with an extensive range of cream fronted base and wall units with an integrated electric oven and a four ring gas hob and extractor. There is space for a fridge/freezer, a washing machine and a table and chairs. There are French doors leading out to a rear courtyard area and there is also a cloakroom.

On the first floor the main bedroom has a double aspect with attractive French doors and glazed Juliette balcony to the front elevation and exposed floorboards. There is also a single bedroom and a bathroom which has a white suite with a hand held shower over the bath, part tiled walls, inset spotlights and a heated towel rail.

On the second floor is a further bedroom with a central staircase and eaves storage areas. Further benefits include PVCu double glazing throughout, gas central heating with the boiler located in an exterior brick built store to the rear where there is also a gravelled courtyard area. To the front of the property is an off road parking space with a timber gate leading in to the front garden which is gravelled with flower borders and a path leads to the front door.

The property lies in an off road position at the city end of Churchfields Road, conveniently close to the railway station, city centre and Elizabeth Gardens, all conveniently accessible by foot.

- Semi detached character house over three floors
- Three bedrooms
- Sitting room
- Kitchen/dining room
- Cloakroom
- FF Bathroom
- PVCu DG & gas CH
- Off road parking space
- Front and rear gardens
- Close to city centre





Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

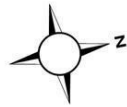
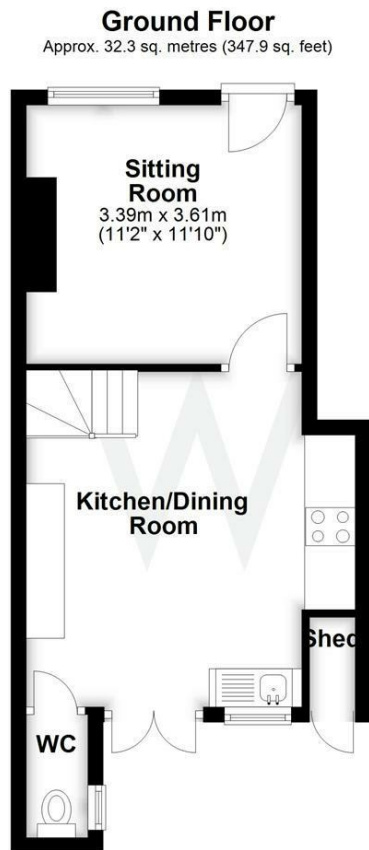
Heating: Gas heating with radiators.

Agents Note: In accordance with Section 29 of the 1973 Estate Agent's Act, a personal interest is declared.

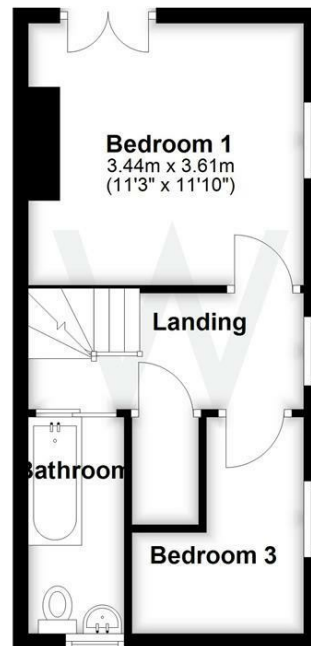
Directions: Leave Salisbury via Fisherton Street turning left towards the railway station. At the mini roundabout turn left and turn right at the next mini roundabout in to Churchfields Road. The property can be found after a short distance on the left hand side.

What3words: ///swift.asleep.lucky

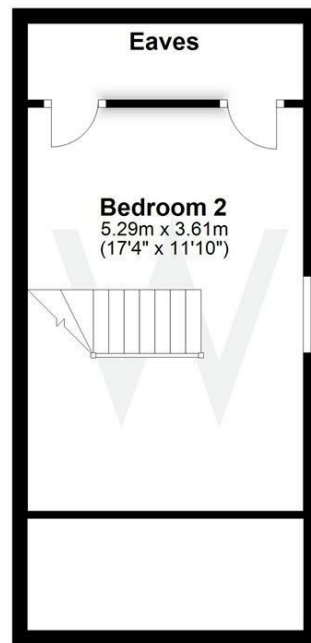
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		



First Floor
Approx. 28.9 sq. metres (310.6 sq. feet)



Second Floor
Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.3 sq. feet)