

174 CASTLE STREET, SALISBURY SP1 3UA

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BAXTERS
PROPERTY & LAND AGENTS









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PRICE GUIDE: £199,950

Here we have 174 Castle Street, an extremely well presented, characterful middle terrace town house conveniently placed for access to all of Salisbury city centre shopping, recreational and leisure facilities and within a relatively short walk to the railway station.

Truly deceptive in appearance, the accommodation is generous in proportion, fully double glazed and heated via a smart electric radiator system.

Recent improvements include internal redecoration and the installation of a new kitchen with an excellent range of units and generous worksurface areas. There is a cosy sitting room with feature fireplace (presently blocked), a rear hall off the kitchen which leads out to the garden and a good size family bathroom.

The property fronts onto Castle Street; residents permit parking is available in zone A. To the rear is a fair size private courtyard with an easterly aspect.



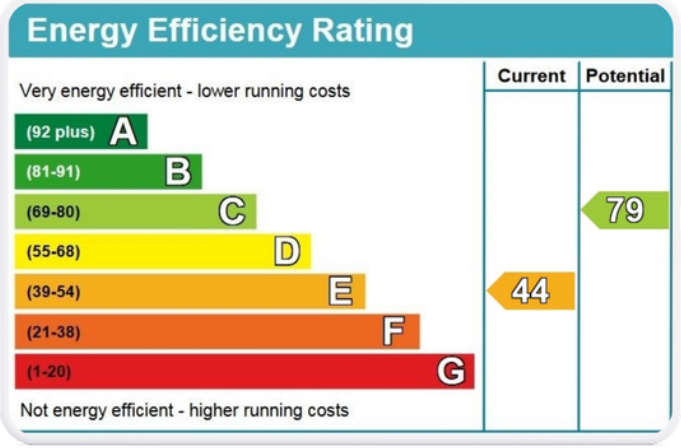


LOCATION: Castle Street is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral close and an extensive range of restuarants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London Waterloo (90 minutes) and the West Country.

DIRECTIONS: From the city centre proceed along Castle Street and the property will be located on the right hand side, past the mini roundabout which turns left into Mill Stream approach, clearly identified by teh BAXTERS For Sale sign







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Approximate Gross Internal Area 639 sq ft - 59 sq m

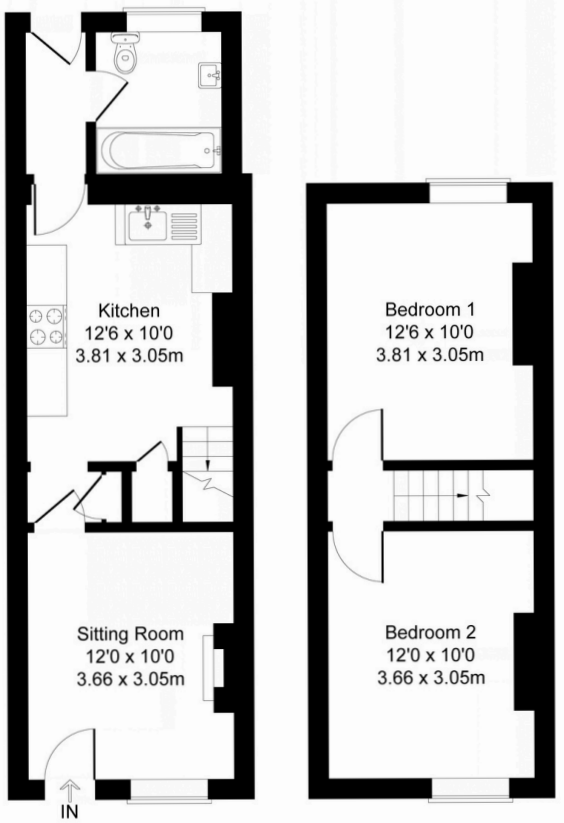


Illustration for identification purposes only, measurements are approximate, not to scale.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C: £2,468.97 for year 2026/2027. All Main Services Connected. Mains Drainage. Smart Electric Heating. Fully Double Glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10849.