

68 College Street,
Salisbury





The Property

Situated in the heart of Salisbury and enjoying attractive views across to Wyndham Park, 68 College Street is an end-of-terrace Victorian property offering spacious accommodation arranged over three floors.

The property is entered via a small porch leading into the entrance hall. To the left is door leading into a generous sitting/dining room, a light and airy dual-aspect space featuring an attractive open brick fireplace with a wooden beam mantel and characterful beam in the ceiling. There is ample room for both living and dining furniture.

A doorway leads through to the kitchen, which is fitted with wooden units and tiled worktops. The gas boiler is located here and a window overlooks the rear garden. There is space for a washing machine, gas cooker and fridge freezer. While functional, the kitchen would benefit from being updated.

A side door from the kitchen provides access to the patio and rear garden. Returning to the hallway, stairs rise to the first-floor landing, which is bright and welcoming. On this floor is a spacious family bathroom with both a bath and separate shower cubicle. There are two good-sized bedrooms. The rear bedroom is currently used as a home office, while the front bedroom benefits from fitted wardrobes and views towards the park.

A further staircase leads to an impressive principal bedroom occupying the second floor. This spacious room enjoys dual-aspect windows and attractive views to both the front and rear of the property.

Overall, the property requires modernisation but offers excellent potential and generous accommodation across three levels, making it an appealing opportunity within this sought-after Victorian terrace.

A three bedroom end of terrace house within walking distance into the city centre

68 College Street
Salisbury, SP1 3AL

Guide Price:
£315,000



- Three bedroom townhouse
- End of terrace
- Open plan reception/dining room
- Close to amenities
- Gas central heating
- Enclosed garden
- Close to Wyndham Park
- Walking distance into the city centre
- No onward chain
- Permit parking

Services - All mains services are connected, Gas central heating. Ofcom suggests that all major mobile network providers offer good service and that Ultrafast broadband is available

Tenure

Freehold

EPC Rating

D (55)

Outgoings

Council Tax Band: C

Size

1062 sq ft









Outside

To the front of the property is a small porch area leading to the entrance door. Permit parking is available on the street and the property enjoys pleasant views towards Wyndham park.

To the rear, there is a private patio area with steps leading up to the garden. The garden is mainly laid to shrubs and planted borders, offering scope for improvement with a good degree of privacy and potential for further landscaping.

Location

College Street is situated on the north-eastern side of Salisbury city centre, within easy walking distance of the city's many amenities. Salisbury is renowned for its historic charm and offers a highly regarded Playhouse, a twice-weekly charter market, and an excellent selection of restaurants, shops, and leisure facilities.

Everyday conveniences are close at hand, with Waitrose located less than 1 km away. Salisbury's mainline railway station is approximately 1.6 km from the property, while the bustling Market Square and the city's iconic Cathedral are both within a mile.

The area is well served by a range of primary and secondary schools in both the state and independent sectors, including highly regarded boys' and girls' grammar schools.

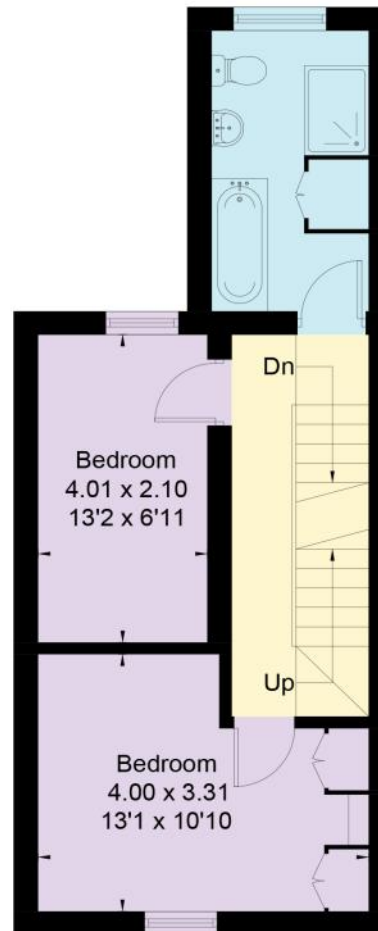
Salisbury also benefits from excellent transport connections, with road links to London and the West Country via the A303, Southampton via the A36, and Bournemouth via the A338. Regular direct rail services provide convenient access to London Waterloo (approximately 90 minutes), Bristol (80 minutes), and Bath (60 minutes) from Salisbury's mainline station.



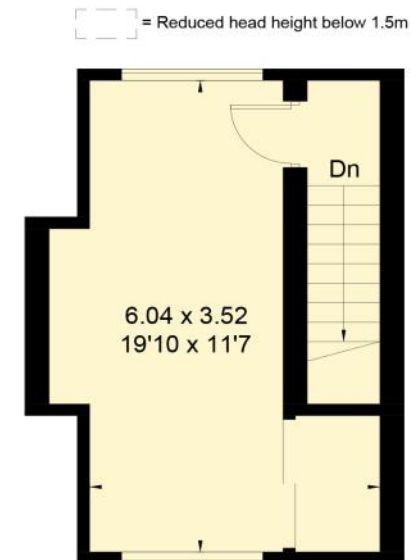
Approximate Floor Area = 98.7 sq m / 1062 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109777

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