



84 College Street, Salisbury, Wiltshire, SP1 3AL

£365,000 Freehold

## About The Property

The property is a character three double bedroom terraced house with accommodation arranged over three floors and favourably positioned in the popular Wyndham Park area of the city. The house has views over the park from two of the bedrooms.

The accommodation comprises a dining room and a sitting room with stairs leading to the first floor. The extended kitchen has an excellent range of cream fronted base and wall units with work surfaces over. There is an integrated electric cooker with a gas hob and extractor and space for a fridge/freezer with space/plumbing for both a washing machine and dishwasher. There is an attractive roof window, inset spotlights and a door in to the rear courtyard garden.

On the first floor is a double bedroom and a large bathroom with a white suite (rainfall shower over the bath) and the gas boiler is in a storage cupboard.

On the second floor are two further double bedrooms with an elevated view over the park from bedrooms one and three. To the rear of the house is a low maintenance courtyard garden with an outside tap, light and a rear access gate. Benefits include some character features including exposed floorboards and there is PVCu double glazing, gas fired central heating. The property has been recently re-roofed.

College Street lies in the Wyndham Park area of the city, a short walk from the city centre with the popular Wyndham Park opposite which provides a lovely amenity space. The city has an excellent range of amenities including a mainline railway station serving London Waterloo.



- Character terrace house
- Three double bedrooms
- Two reception rooms
- Extended kitchen
- FF bathroom
- PVCu DG
- Gas CH
- Courtyard garden
- Popular city location
- Views over Wyndham Park





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

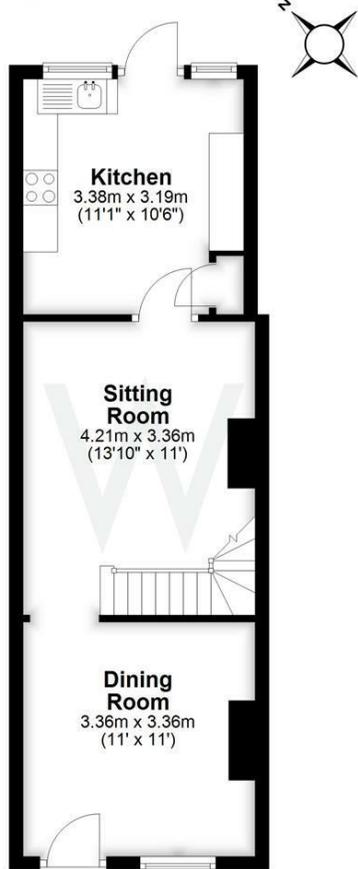
Services: All mains services connected.

Heating: Gas central heating

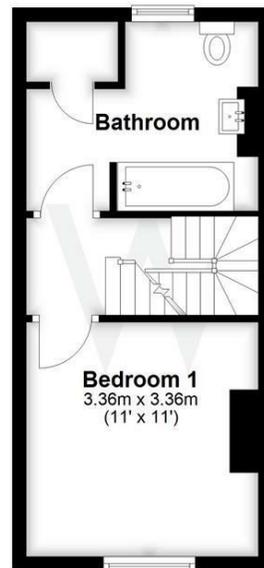
Directions: From our offices in Castle Street proceed along Scots Lane and continue over into Bedwin Street. Follow the road up the hill to the left into Estcourt Road. Take the first left into College Street and the property will be seen after the right hand bend on the right hand side opposite Wyndham Park.

What3words: ///herds.fams.vouch

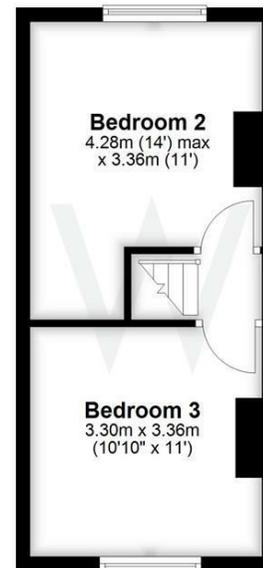
**Ground Floor**  
Approx. 36.9 sq. metres (396.7 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (277.2 sq. feet)



**Second Floor**  
Approx. 25.8 sq. metres (277.2 sq. feet)



Total area: approx. 88.4 sq. metres (951.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C	75		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	