



109 Dolphin Street, Salisbury, Wiltshire, SP1 2BL

£375,000 Freehold

About The Property

A Grade II listed corner townhouse dating from the mid 18th century with further additions situated in a popular area of the city centre in a prime residential street. Externally, it has attractive rendered and tiled hung elevations whilst a particular feature of the property is an off road, secure and covered parking space.

The property has a wealth of character with exposed beam and brick work, an inglenook fireplace and sash windows. These are complimented by modern conveniences including gas central heating and a modern kitchen with many integrated appliances and bathroom suite.

The accommodation comprises an entrance hallway which leads to the kitchen/dining room and the sitting room. This has two windows to the front, an inglenook fireplace with exposed brickwork and an inset bioethanol fireplace, and there are attractive ceiling beams.

The kitchen/breakfast room has a good range of Oak fronted base and wall units with under pelmet lighting and Granite work surfaces over, There is an integrated electric oven, a four ring gas hob and extractor hood over, a slimline dishwasher and fridge as well as space for a fridge/freezer and a table and chairs. There is also a useful utility cupboard which houses a washing machine and tumble dryer. A door leads in to the rear garden and the whole ground floor has attractive Quarry tiled flooring.

On the first floor there is a double bedroom and a bathroom which has a white four piece suite as well as a cupboard housing the gas boiler. The landing area is large enough to provide a study area which has a velux window and an eaves storage area.

On the second floor are two further bedrooms with the larger room having a double aspect with an attractive porthole window and the other providing views toward the city along Barnard and Trinity Street. The other bedroom also offers a light double aspect with a south facing window.

To the rear of the property is a gravelled seating area with steps up to a covered parking space secured with an electric roller door. This is accessed via Payne Hill and is quite an unusual feature for a property of this type. Alternatively, this could become a garden area if required.

The property lies within the medieval Chequer system area of Salisbury, a convenient distance from the city centre which offers an excellent range of amenities including a railway station to London (Waterloo).



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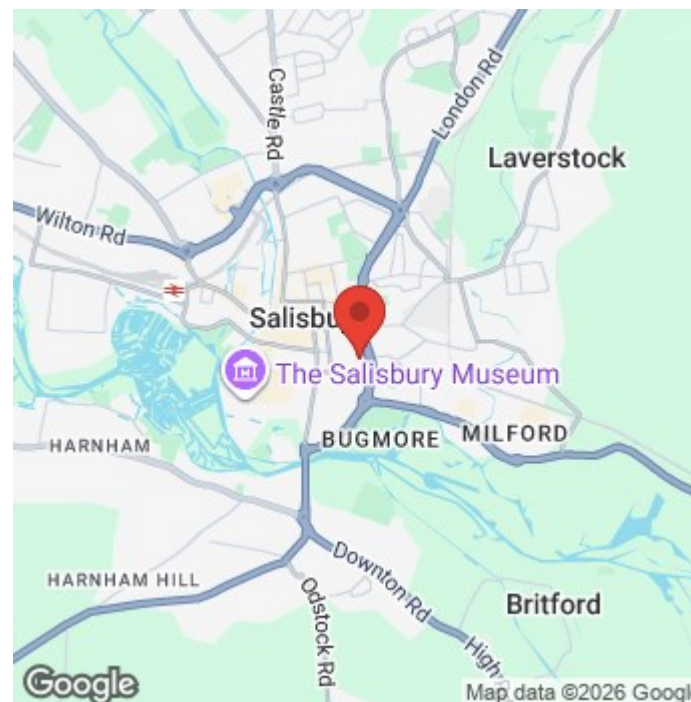


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952.20 sq ft

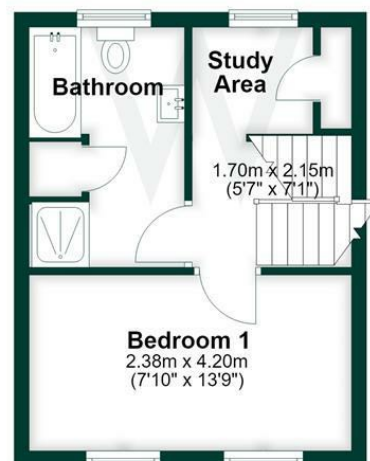
- Character Grade II listed corner house
- Three bedrooms
- Sitting room
- Kitchen/dining room
- FF bathroom
- Gas CH
- Character features
- Garden area
- Off road parking
- Close to city centre







First Floor



Second Floor



Total area: approx. 88.5 sq. metres (952.2 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2777.59 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: Leave Salisbury via Brown Street and at the end turn left in to St Ann Street. Take the second left turn in to Dolphin Street and the house can be found at the end on the right hand side.

What3words: ///wiped.drag.rate

