

Old Trinity
Salisbury





An attractive three bedroom bungalow with parking, double garage and lovely large garden, set in an edge of city location.

Old Trinity,

Old Castle Road, Salisbury, SP1 3SF

Guide Price:

£525,000



2



3



2



2

- Three Bedrooms
- Modern Kitchen
- Separate Utility Room
- Two Bathrooms
- Stone Mullion Windows

- Detached
- Double Garage
- Off Road Parking for Two Cars
- Garden
- No Onward Chain

The Property

A superbly positioned detached bungalow situated close to Old Sarum, offering views across to Salisbury and providing flexible living accommodation throughout. Constructed from brick with a tiled roof, the property features three bedrooms and two spacious reception rooms, providing versatile space which could be extended or converted into the loft (subject to the usual consents). Outside there is lovely, generous garden along with a shared driveway offering parking for two cars leading up to the double garage.

The house opens into a welcoming porch with the front door leading into a spacious hallway, from here, you can access the family bathroom and all three bedrooms including the main bedroom which benefits from its own ensuite shower room.

Further down the hallway there is generous living room featuring a gas fire (untested) into a decorative surround. At the end of the hallway you'll find a versatile dining room that could also serve as an additional bedroom, depending on your needs.

The well-equipped kitchen offers a range of white above and below counter units, a gas hob and a fitted chest high double oven. A door from the kitchen leads into a spacious utility room, providing space and plumbing for white goods, a charming stable door giving access to the garden.

Services - Mains Electricity, Gas and Water. Waste is via a septic tank. Ofcom suggest that Ultrafast broadband is available and mobile coverage is likely with EE, Three, O2 and Vodafone

Tenure

Freehold

EPC Rating

C (71)

Outgoings

Council Tax Band: G

Size

1252sqft





Outside

To the front of the property, a shared driveway provides off-road parking for two vehicles and leads to a detached double garage, offering additional parking and useful storage space. To the side of the entrance an ornate iron gate gives access to the private rear garden.

The main garden is exceptionally long and private, bordered by mature trees that offer excellent protection from the road. A paved terrace adjacent to the house provides space for outdoor entertaining. The garden is mainly laid to lawn, complemented by a selection of shrubs and borders, creating an attractive outdoor setting.

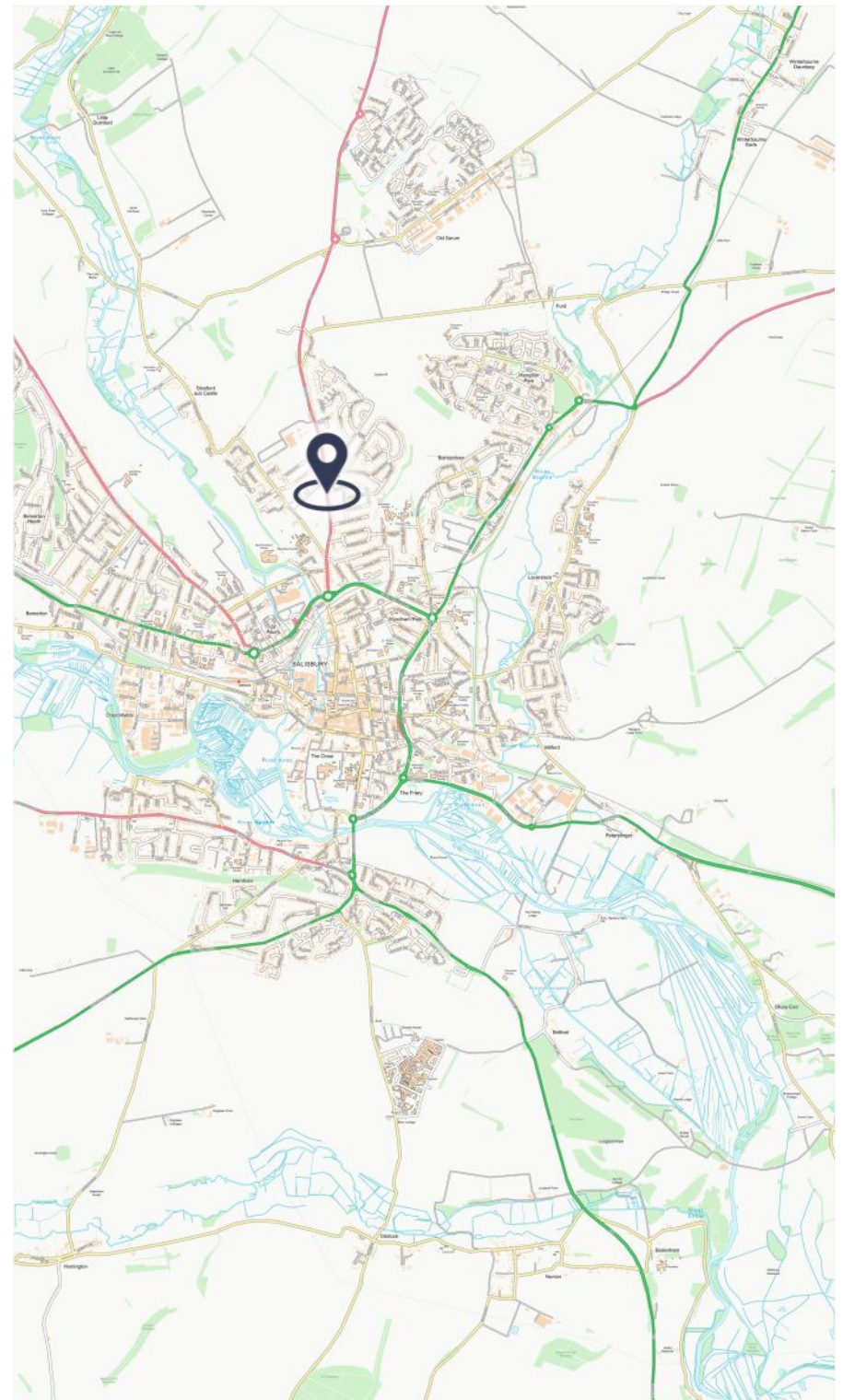
Location

Situated approximately two miles north of Salisbury city centre. The property enjoys close proximity to Old Sarum, one of Southern England's most significant historic sites, featuring an Iron Age hillfort alongside the remains of a medieval castle and cathedral.

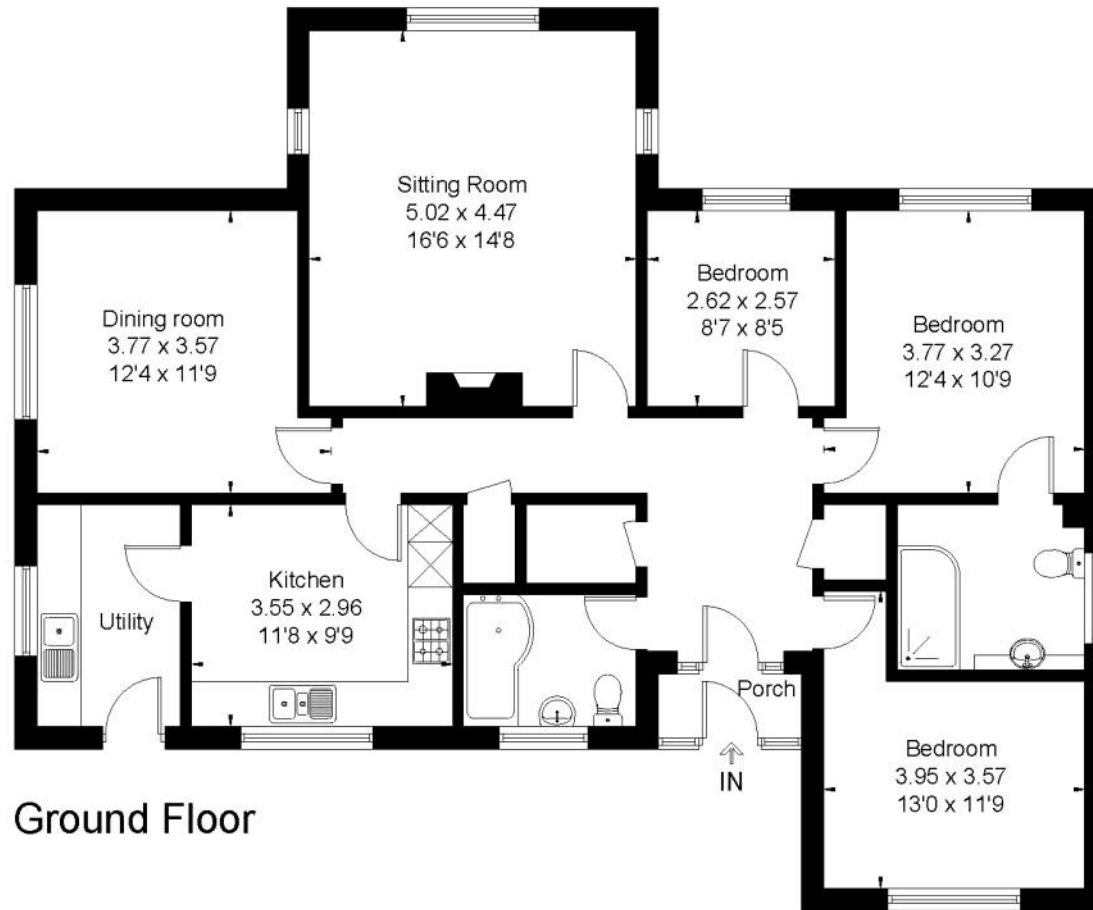
A popular local pub, The Harvester, is just a short stroll away, and scenic countryside walks are right on your doorstep, ideal for nature lovers and outdoor enthusiasts.



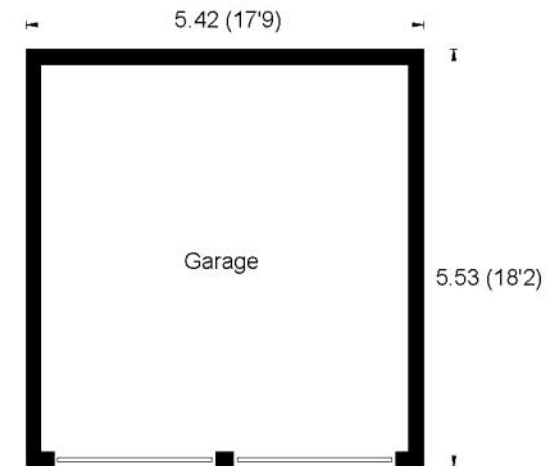
There is a regular bus service providing easy access to Salisbury city centre, where you'll find a wealth of leisure, cultural, and shopping amenities. Salisbury also boasts a mainline railway station with direct services to London Waterloo. (journey approximately 90 minutes). Families are well catered for with a range of excellent schools including both the private and state options, as well as boys and girls grammar schools. It is also home to a well regarded Salisbury Playhouse, and twice-weekly charter market along with



Approximate Floor Area = 116.3 sq m / 1252 sq ft
Garage = 25.7 sq m / 277 sq ft
Total = 142.0 sq m / 1529 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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 #93602

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