

188 Castle Street  
Salisbury



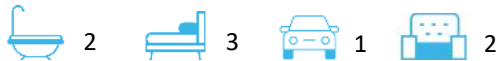




## A modern, very well presented, three bedroom, three storey townhouse with off road parking in the centre of Salisbury

188 Castle Street  
Salisbury, SP1 3TE

Guide Price:  
£380,000



- Central Salisbury location
- Three bedroom townhouse
- Bathroom and ensuite to principal bedroom
- Off road parking for one vehicle
- Very well presented
- Modern kitchen and bathrooms
- Close to amenities
- Garden
- Walking distance to mainline train station
- No onward chain

### The Property

Situated just a short five-minute walk from the city centre, this beautifully presented modern three-storey townhouse offers stylish and adaptable accommodation, perfectly suited to contemporary living. With allocated parking, flexible reception space, and elegant interiors throughout, this exceptional home combines convenience with comfort in one of Salisbury's most desirable central locations.

Upon entering the property, you are welcomed by a bright entrance hallway with a convenient cloakroom/WC. To the front of the property is a versatile reception room, currently used as a study, but equally suited as a cosy snug, playroom, or home office. To the rear of the ground floor is the impressive kitchen/dining room, thoughtfully designed to create a stylish and sociable living space. Featuring contemporary wall and base units integrated appliances, generous work surfaces, and a light, airy feel throughout, this room is ideal for both everyday living and entertaining. The current owners have enhanced the space with a bespoke area for extra workspace, creating excellent flow and functionality. There is ample room for a large dining table, while views over the courtyard garden and parking area add to the appeal. A useful storage cupboard completes the space.

The first floor offers exceptional flexibility, with a spacious reception room to the rear featuring doors opening onto a private balcony overlooking the courtyard. This room could easily serve as a fourth bedroom if required. On this floor is a stylish family bathroom and a bright front-facing bedroom with a beautiful bay window, flooding the room with natural light this would make an ideal guest bedroom due to its close proximity to the bathroom.

The top floor comprises two further double bedrooms. The principal bedroom enjoys views to the front of the property and benefits from a modern ensuite shower room. Bright and spacious, this room provides a calm and comfortable retreat. To the rear is another generous double bedroom with built in cupboards and overlooking the courtyard and parking area.

**Services** - All mains services are connected, Gas central heating. Ofcom suggests Ultrafast broadband is available and all major mobile networks offer good service. Service Charge of £629.14 (2024/2025) per annum for maintenance/upkeep of communal areas

#### Tenure

Freehold

#### EPC Rating

B (84)

#### Outgoings

Council Tax Band: D

#### Size

1108 sq ft









## Outside

To the front of the property are attractive black railings with planted shrub borders framing the entrance. The rear courtyard garden has been designed for low maintenance and is currently laid to patio and artificial grass, offering a private outdoor seating area ideal for relaxing or entertaining. A gate provides access to the secure residents' parking area, where the property benefits from one allocated parking space, a rare and valuable feature for such a central location.

## Location

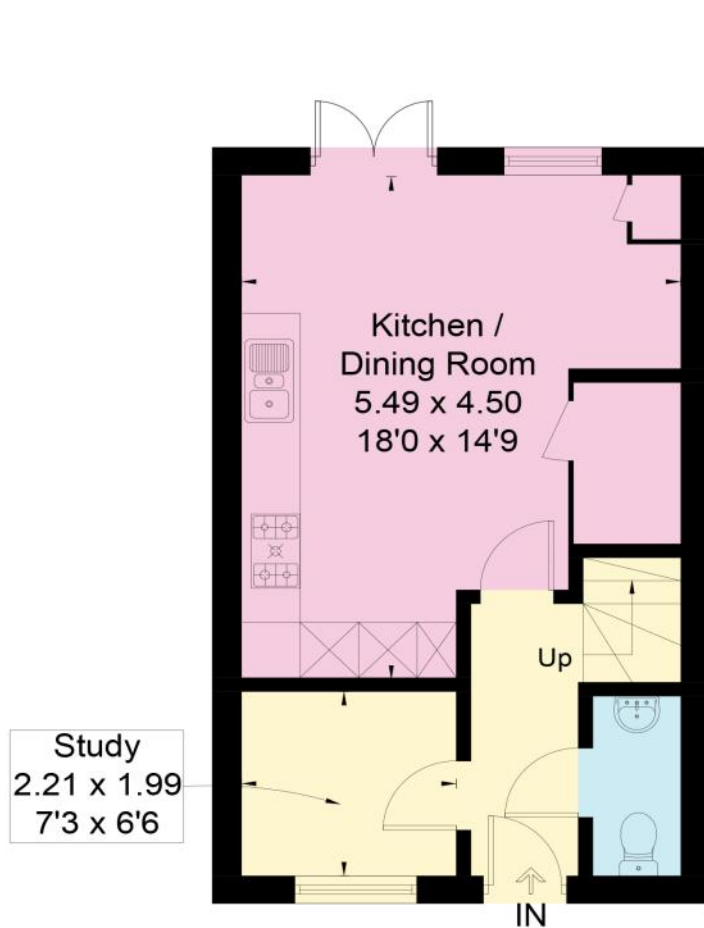
Castle Street is located in Salisbury's vibrant and historic city centre, just a stone's throw away from the iconic Cathedral Close and within easy walking distance of all amenities whether you are popping out for a coffee or across to the twice weekly charter market which often occupies the entire market square.

Salisbury boasts a well-thought of Playhouse and a plethora of restaurants including; Cote, Tinga and the wonderful Café Divali. Local supermarkets include Marks and Spencer, Sainsburys, Waitrose and Tesco. Coffee shops include; Pret a Manger, Boston Tea Party, Culture Coffee and Sonder. Popular pubs include, the Haunch of Venison, The Ox Row Inn & The Old Ale House. Everyman Cinema is close by and offers a more luxurious cinematic experience.

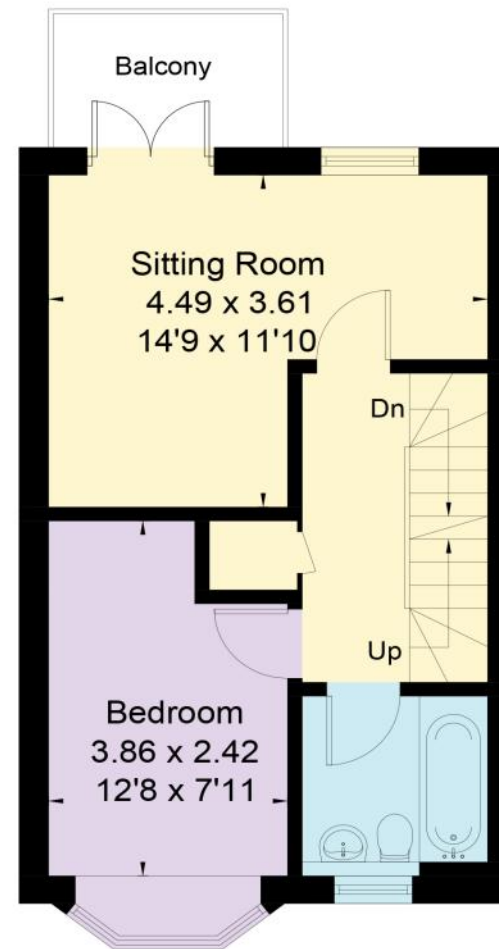
This is a fantastic opportunity to acquire a highly adaptable and stylish townhouse in a prime central location, perfectly suited to professionals, families, or those seeking convenient city living with the added benefit of private parking.



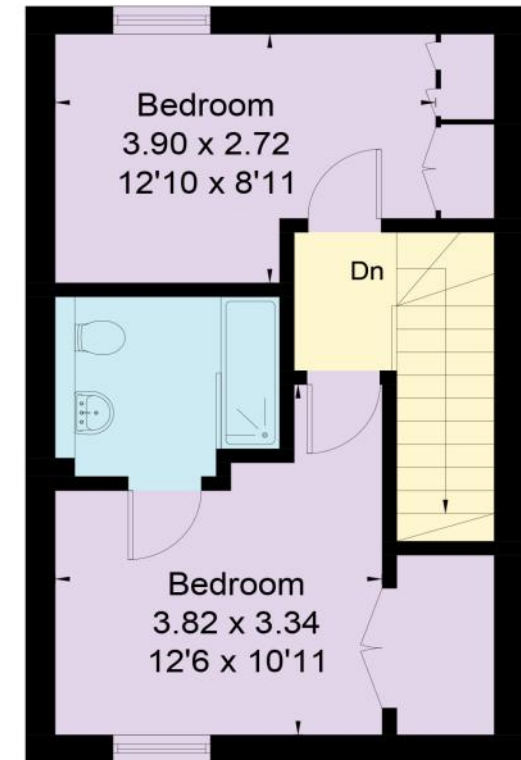
Approximate Floor Area = 102.9 sq m / 1108 sq ft



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 #108218

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