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WHITES

5 Bourne Villas, College Street, Salisbury, Wiltshire, SP1 3AW

£350,000 Freehold

About The Property

The property is a character terraced house with accommodation arranged over three floors and forms part of a small terrace situated in a popular off road location close to the city centre.

The accommodation comprises an entrance hallway which leads to both reception rooms. The sitting room has an attractive bay window with a feature fireplace and exposed brickwork. The dining room has space for a table and chairs with fitted shelving and storage built in to the chimney recesses and a door leads out on to a small paved area to the rear.

The kitchen has a range of cream fronted units with an integrated electric oven, hob and extractor with space for a dishwasher and a sink under a side window,. The utility room has similar fitted units with a sink and it also houses the washing machine and fridge/freezer.

On the first floor the main bedroom has a bay window and an en suite shower room and there is a further bedroom at the rear.

On the second floor are two further bedrooms with a shower room which has a WC and wash hand basin with storage under. The property also benefits from gas central heating and PVCu double glazing with the front bay windows being sash. To the front of the property is a low maintenance paved area.

Bourne Villas lies in a private, no through road, within the ring road in a popular area of Salisbury. It is a short walk from the city centre with Wyndham Park nearby, which provides a lovely amenity space. Salisbury offers an excellent range of amenities including a mainline railway station serving London Waterloo.



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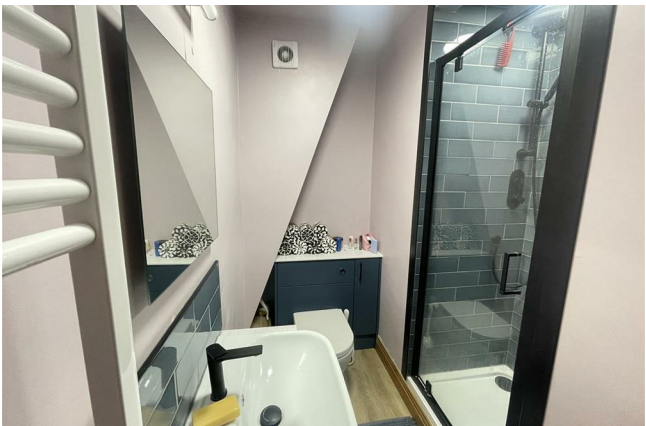
2



1120.00 sq ft

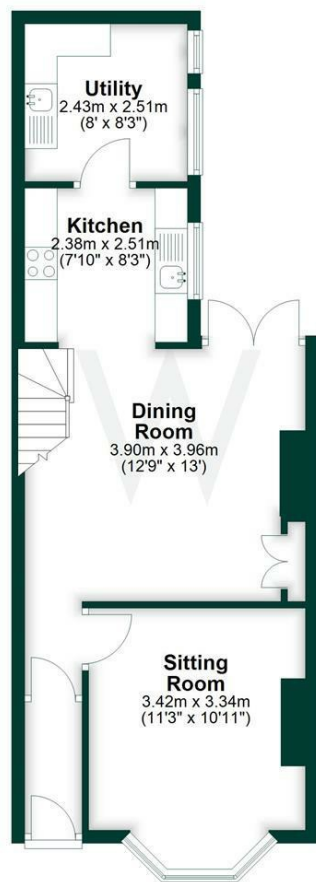
- Character terraced house
- Four bedrooms over three floors
- Two reception rooms
- Kitchen
- Utility room
- En suite to master bedroom
- Shower room
- PVCu DG and gas CH
- Small rear courtyard and front garden
- Off road location close to city centre





Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



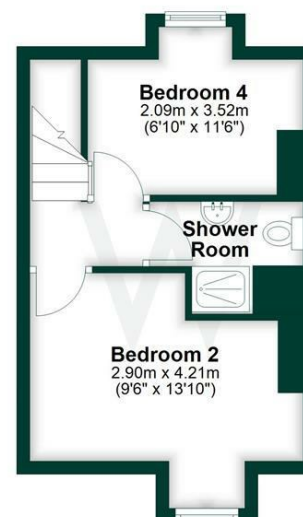
First Floor

Approx. 31.6 sq. metres (340.3 sq. feet)



Second Floor

Approx. 27.5 sq. metres (296.1 sq. feet)



Total area: approx. 104.1 sq. metres (1120.0 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 central heating

Directions: From our office in Castle Street proceed opposite into Scots Lane and at the junction continue forwards into Bedwin Street. At the top of the hill continue left into Estcourt Road and take the first left into College Street. The property can be found on the left hand side.

What3words:///jelly.acted.folds

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive