Connells

Castle Road
Salisbury

Castle Road
Salisbury SP1 3SB

for sale
£170,000

Property Description

Offering to the market this first floor flat in Castle Road, Salisbury. This well-presented flat has a lounge with extensive views over Hudson's Field and Old Sarum, a kitchen, two bedrooms and a bathroom. The property benefits from double glazed windows throughout, newly fitted in 2023. There is communal parking to the rear of the property. Situated in an established residential area, near to Hudson's Field, Old Sarum and Castle Hill Country Park and just under 2 miles to the city centre via A345. A bus stop is also situated very close to the property with regular routes into the city centre.

Salisbury offers a range of amenities. These include, but are not limited to, supermarkets, high-street shops, bi-weekly markets, copious restaurants, pubs & bars, a theatre, the arts centre, 2 cinemas and renowned state and private schools. These include Bishop's Wordsworth School, South Wilts Grammar School, Godolphin School, and Leehurst Swan. Salisbury train station offers direct commuter links to London Waterloo and the West Country. Additionally, Salisbury is well-positioned to offer great road links to the coastal cities of Southampton and Bournemouth.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Doors to all rooms with extensive storage located in space under the stairs to flat above.

Lounge

12' 5" x 11' 8" (3.78m x 3.56m)

Dual aspect with windows to side and front aspect with extensive views over Hudson's Field and Old Sarum.

Kitchen

11' 5" x 10' 8" (3.48m x 3.25m)

Wall and base units with work surfaces above, sink/drainer with mixer tap, oven and hob with extractor above, spaces for washing machine, fridge freezer and dishwasher, dual aspect to front and side with views over Hudson's Field and Old Sarum. Room for table & chairs. Benefits from a Glow Worm combi boiler located in corner kitchen cupboard, newly fitted in 2022 with smart controls.

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Built in double cupboard, dual aspect with windows to front and side aspects

Bedroom Two

9' 5" x 7' (2.87m x 2.13m)

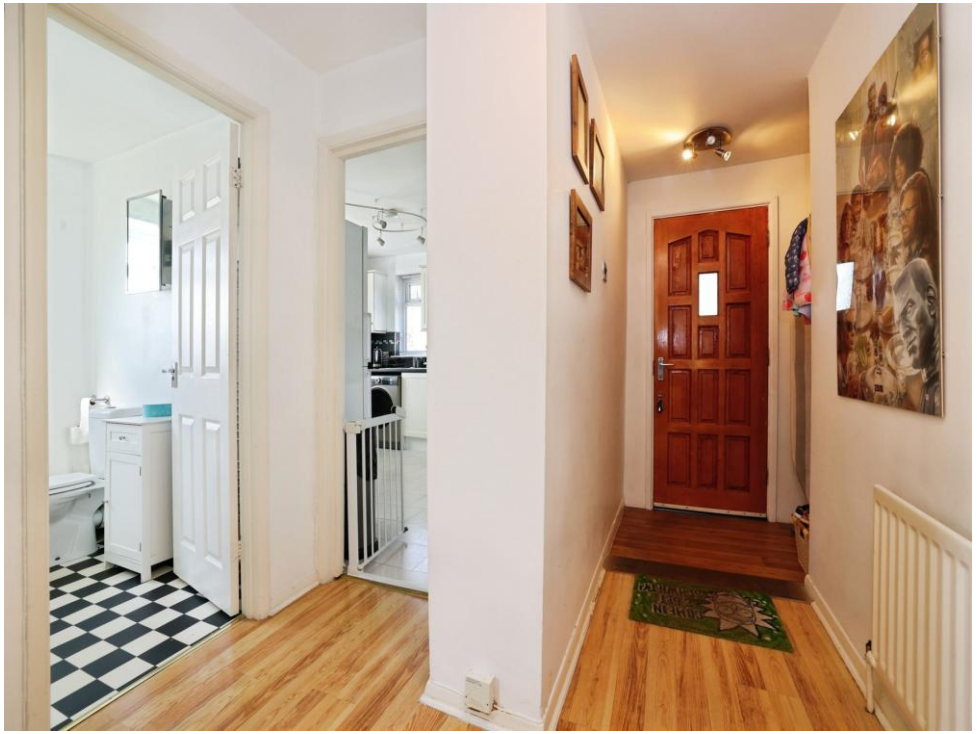
Built in double cupboard, window rear aspect

Bathroom

Comprising panel enclosed bath with shower above and glass shower screen, pedestal wash hand basin with mixer tap, WC, storage cupboard, window front aspect.

Outside

Communal parking area at the rear of the property



Connells
FOR SALE

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01722 328 562
E salisbury@connells.co.uk

46-50 Castle Street
Salisbury SP1 3TS

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL308029

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.