



46 GLASTONBURY HOUSE, FRIARY LANE, SALISBURY SP1 2HA

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**BAXTERS**  
PROPERTY & LAND AGENTS



## **46 GLASTONBURY HOUSE, FRIARY LANE, SALISBURY SP1 2HA**

**PRICE GUIDE: £210,000**

46 Glastonbury House is a spacious three bedroom mid terrace family home conveniently placed for easy access to Salisbury city centre and schooling.

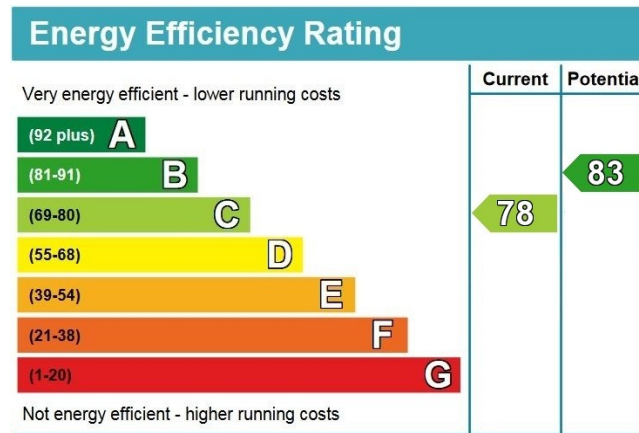
The property is fully double glazed, centrally heated via a mains gas fired boiler to radiators and offers generous accommodation. The ground floor comprises of an entrance hall, a large living/dining room and a sizeable kitchen with a good range of units and access out to the rear courtyard garden.

The first floor is arranged of a spacious landing with two double bedrooms, a large single bedroom, and a family bathroom. The property would make an ideal first time purchase and is offered for sale with the residue of a 125 year lease.

To the front is an enclosed private garden, to the rear a large private courtyard garden with rear pedestrian access and a brick built garden store. Residents' street parking is available within the immediate vicinity.

LOCATION: Friary Lane is located in the centre of the historic cathedral city of Salisbury and is well placed for the cathedral and close and an extensive range of restaurants, city centre shops and the market. Cultural, social and educational amenities nearby include the theatre, arts centre, cinema, medical facilities and both private and state schools for all ages are within and outside the city boundary; Bishops Wordworths School and South Wilts Girls School are both within walking distance. Leisure and recreational facilities include the Five Rivers Health and Wellbeing Centre, private members gymnasiums, golf club and recreation ground and three tennis clubs. Salisbury has good road links to London (A303) Southampton (A36) and Bournemouth (A338) and a mainline rail service (also walkable) to London, Waterloo (90 minutes) and the West Country.

DIRECTIONS: Leave Salisbury city centre via Exeter Street and continue passing Bishops Wordworth Grammar School on the right hand side. Take the next turning left into Carmelite Way just before the veterinary practice and take the next turn on the left into Friary Lane. The property can then be found upon the left hand side.



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Approximate Gross Internal Area 828 sq ft - 77 sq m

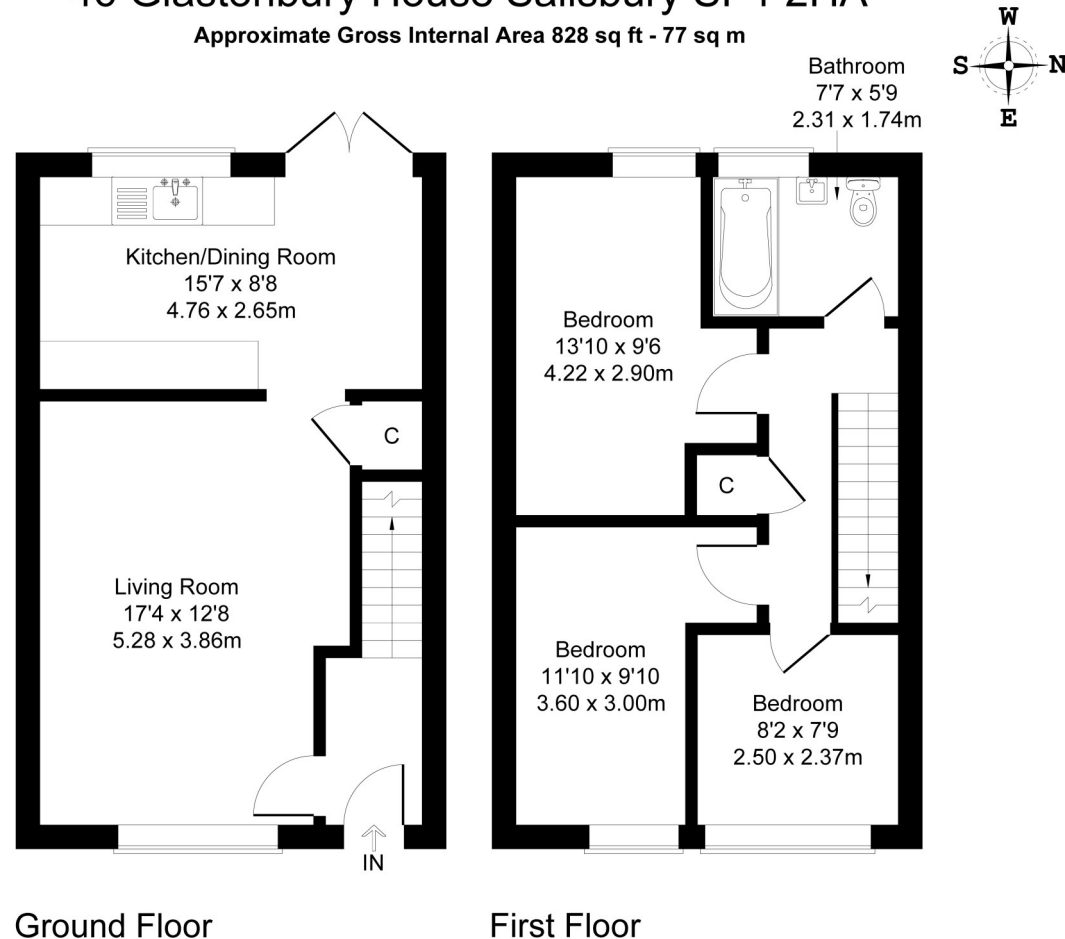


Illustration for identification purposes only, measurements are approximate, not to scale.

**TENURE AND SERVICES:** Tenure: Leasehold. Ground Rent, Management Service Charge and Buildings Insurance for 2025/2026 - £500.00. Charge for 2026/2027 to Be Confirmed. Local Authority: Wiltshire Council. Council Tax Band B : £2,160.35 for year 2026/2027 . All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10834.