



64 Castle Street, Salisbury, SP1 3TS

£265,000 Freehold

## About The Property

The property is a Grade II listed Victorian two double bedroom house with accommodation arranged over three floors.

Situated within easy walking distance of the Market Square and city centre, the house is offered to the market with no onward chain and comprises on the ground floor of a sitting room which has a window to the front, a fireplace with a tiled backdrop and hearth and telephone and TV points. There is an understair storage area and a part glazed door leads in to the Kitchen/breakfast room.

This has a good range of base and wall units with with tiled splashbacks, an integrated electric oven and hob together with space for a washing machine and fridge. There is a sink under the rear window and a door accesses the rear courtyard garden which enjoys an easterly aspect.

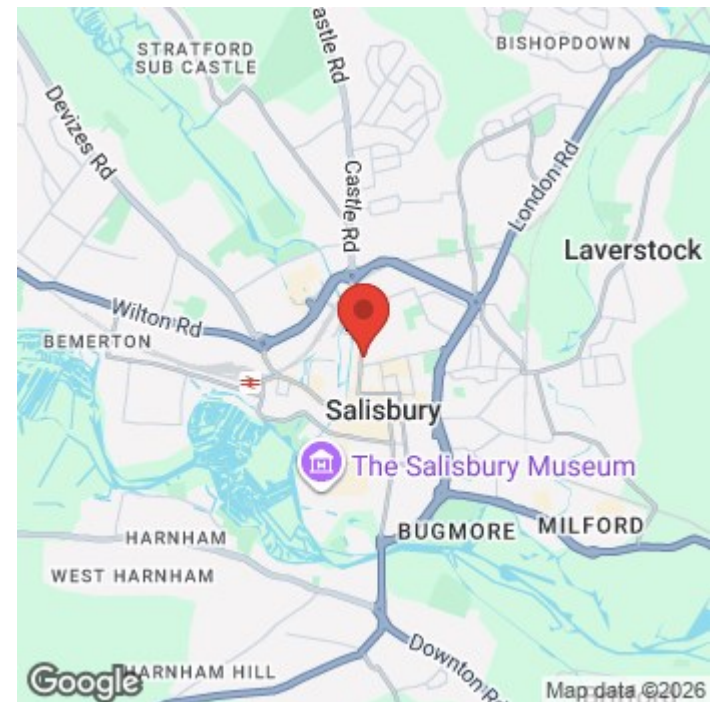
On the first floor is a double bedroom with fitted wardrobes and a feature cast iron fireplace. The large bathroom has a three piece suite with a hand held shower over the bath, part tiled walls and another cast iron fireplace.

On the second floor is a further double bedroom with a useful under eaves storage area and a brick fireplace. To the rear of the house there is a walled, paved and decked courtyard with a useful garden store/outbuilding. Further benefits include secondary glazing and gas central heating.

The property is situated in a central location, convenient for all the amenities in the city centre. The railway station lies a level walk away and there are bus stops nearby.



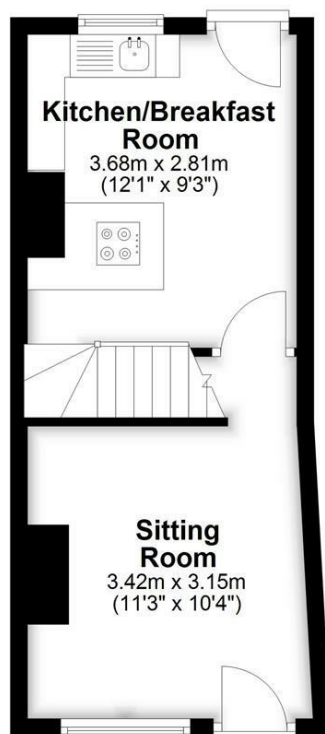
- Terraced house over three floors
- Sitting room
- Kitchen/breakfast room
- FF bedroom and bathroom
- 2nd floor bedroom
- Sash windows
- Gas CH
- Courtyard garden with outbuilding
- Grade II listed
- No chain





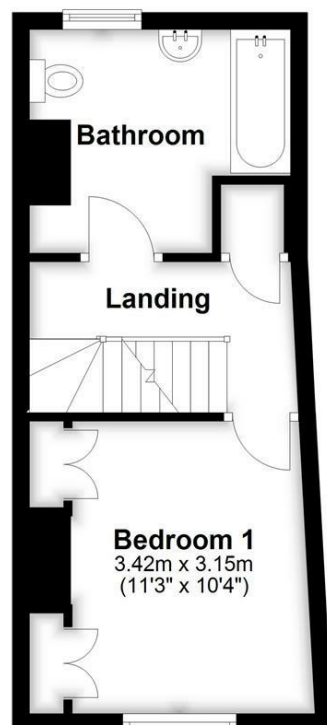
### Ground Floor

Approx. 24.9 sq. metres (268.3 sq. feet)



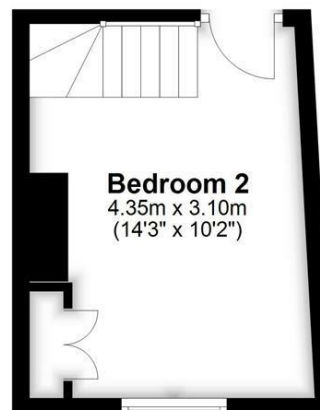
### First Floor

Approx. 25.2 sq. metres (270.9 sq. feet)



### Second Floor

Approx. 14.0 sq. metres (150.6 sq. feet)



Total area: approx. 64.1 sq. metres (689.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: From our office in Castle Street proceed away from the city centre and the house can be found after a short distance on the right hand side.

What3words: ///city.pulled.tools

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |