



6 Three Cuppes Lane, St Edmunds Church Street, Salisbury, Wiltshire, SP1 1ER

Offers In Excess Of  
£230,000 Leasehold

## About The Property

The property is a modern end of terrace house privately situated within the popular Three Cuppes development in the heart of the city. Unusually for a city centre property, it has a single garage which is located close by within the development. Offered with vacant possession, the property comprises an entrance hallway, a sitting/dining room and a kitchen with an integrated electric oven and hob. On the first floor are two bedrooms and a shower room which has a white suite. Benefits include PVCu double glazing, electric heating and opposite is a single garage.

The property would be ideal for a first time buyer, an investment buyer with a potential monthly income up to £1100 and also those looking to downsize and/or enjoy the benefits of city centre living with all the benefits of facilities close at hand. The development lies conveniently in the city centre within a 2-3 minute level walking distance of the Market Square and Salisbury has an excellent range of amenities including a main line station serving Waterloo.

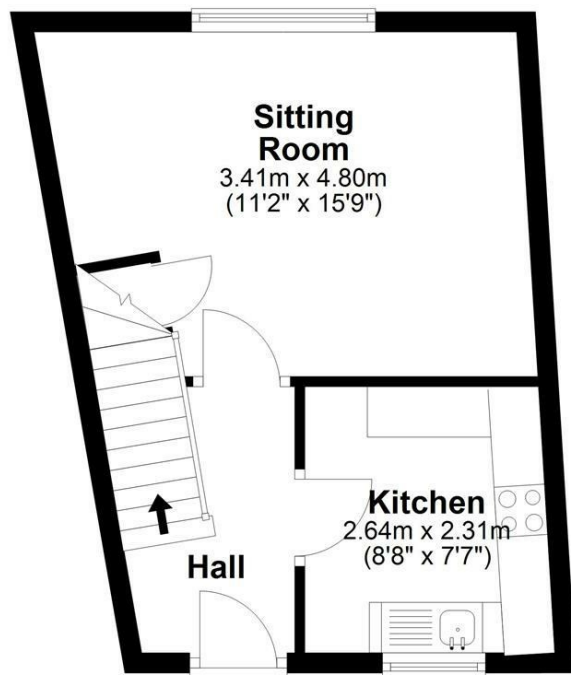
- End of Terrace City House
- Two Bedrooms
- Sitting/dining room
- Kitchen
- PVCu Double Glazing
- Electric Heating
- Single Garage
- No Chain





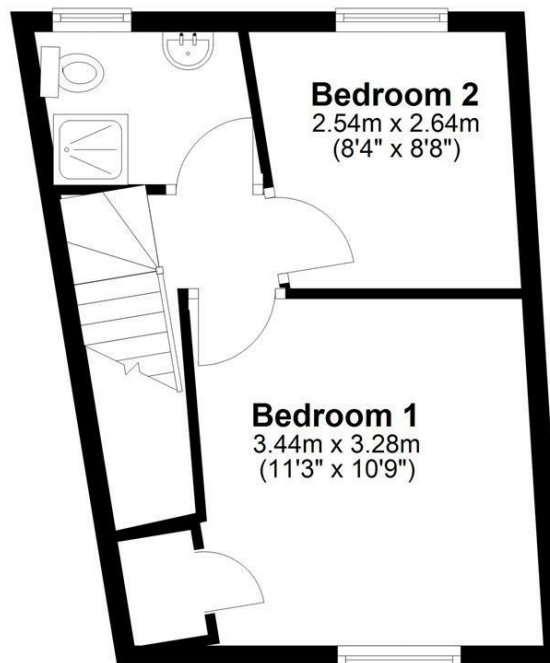
## Ground Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



## First Floor

Approx. 26.5 sq. metres (285.0 sq. feet)



Total area: approx. 53.7 sq. metres (578.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Leasehold Lease term 999 years from 2023

Mains Services: All mains services connected.

Heating: Electric heating.

Directions: From our office proceed along Scots Lane and take the third road on the right into St Edmunds Church Street. Continue over the crossroads and after short distance the driveway to the Three Cuppes development will be seen on the right. Go in here and number 6 will be seen on the left in the top corner.

What3words: ///minute.grape.sentences

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	