



W  
WHITES

20 The Greencroft, Salisbury, Wiltshire, SP1 1JD

£325,000 Freehold

## About The Property

The property is a character, Grade II listed three bedroom terraced house in a popular city centre location. It offers a number of period features which include high ceilings, picture rails and sash windows, some of which are secondary glazed. It also has gas fired central heating.

It is set in a small terrace of similar properties that are positioned in an off road position, lying on the edge of a park (The Greencroft). The property has been sympathetically refurbished by the present owner and the improvements include rewiring, replacement of the boiler, kitchen and bathroom and it now offers very well presented accommodation with a sun room extension that overlooks the rear garden.

The accommodation comprises an entrance lobby and hallway, which leads to both reception rooms. The sitting room has an attractive feature fireplace with a tiled hearth and folding doors lead to the dining room which also has a fireplace with a timber surround and mantel., and an understair storage cupboard with a water softener and freezer space.

The kitchen has underfloor heating and an excellent range of units with an integrated electric oven, gas hob and extractor, a slimline dishwasher and space for a fridge. A door leads in to a sun room which has a pitched and vented glazed roof and sliding patio doors, an ideal space to look over the garden.

On the first floor the main double bedroom to the front has two built in wardrobes, with two further bedrooms to the rear. The bathroom has a white three piece suite, with a shower over the bath and a shower screen with fully tiled walls.

At the front of the property, there is a gravelled area enclosed by railings. To the rear, timber steps lead down to a low maintenance, westerly facing paved garden which has raised borders and is enclosed by timber fencing and walling. There is an outside tap and light and there is a Utility/WC room with a sink and plumbing for a washing machine.

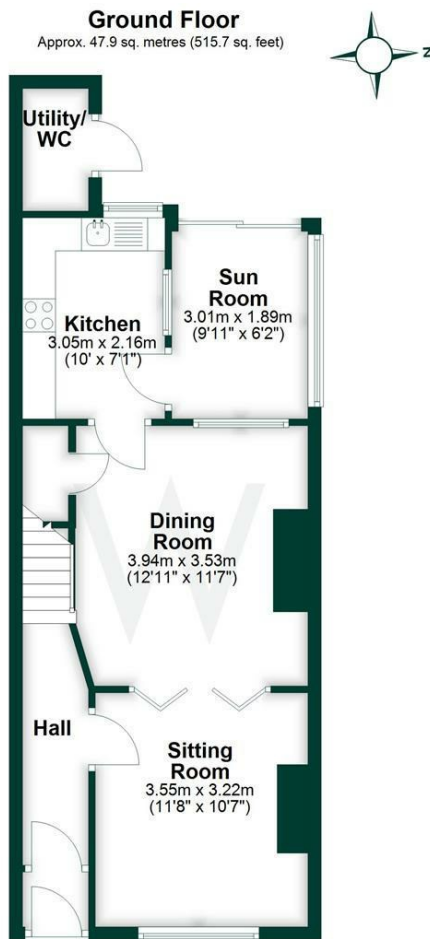
The Greencroft lies within and on the edge of a popular green space, not far from the city centre. This offers a wide range of amenities which are all easily accessible from this central location.



- Character terraced house
- Grade II listed
- Three bedrooms
- Two reception rooms
- Kitchen
- Sun room
- FF bathroom
- Gas central heating
- West facing garden
- Popular position within a city centre green space







Total area: approx. 87.3 sq. metres (940.0 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2468.97 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas heating with radiators

Directions: By foot, proceed into Scots Lane opposite our office in Castle Street and continue across the junction into Bedwin Street. Take the third right hand turn into Greencroft Street and proceed across the Greencroft Park where the property can be found in the far right hand corner.

What3words: ///vague,jumped,since

