



7 Ivy Place, Castle Street, Salisbury, Wiltshire, SP1 3SX

£185,000 Freehold

## About The Property

A charming character townhouse situated in a mews setting in the heart of the city centre offered with vacant possession.

The property is reached via a cobbled and paved walkway off Castle Street. A front lobby opens into the kitchen/dining room which has a door opening out into the rear courtyard, stairs to the first floor with cupboard below, night storage heater, wood effect flooring and a kitchen area with worksurface with inset single drainer sink and mixer tap, 4 ring electric hob with built in oven below and cooker hood over, drawers and cupboards below, space and plumbing for washing machine, wall mounted cupboards and tiled splashback.

On the first floor is a double aspect sitting room or alternative bedroom with exposed beam, wall lights and tv point. Stairs lead up to the second floor.

On the second floor is a bedroom with built in wardrobes with sliding doors, fitted shelves and panel heater. There is also a bathroom which has jack and jill doors from landing and bedroom. The bathroom has a white suite of panel bath, corner wc and hand basin, airing cupboard with lagged hot water tank and immersion, tiled walls, electric shower and hatch to loft space.

There is a rear courtyard with external wc, also useful for storage and spiral fire escape.



461.70 sq ft

- Character Grade II Listed Townhouse
- Mews location
- City centre
- Walk to train station
- One Bedroom
- Sitting Room
- Kitchen/Dining Room
- Bathroom
- Courtyard
- No Chain





## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2350.54 (2025/2026)

Tenure: Freehold

Services: Mains electricity, drainage and water.

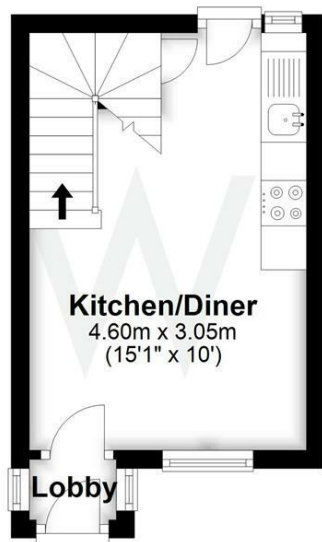
Heating: Electric heating.

Directions: Turn left out of our office and take the first left into Ivy Place.

What3Words: ///guessing.weeds.property

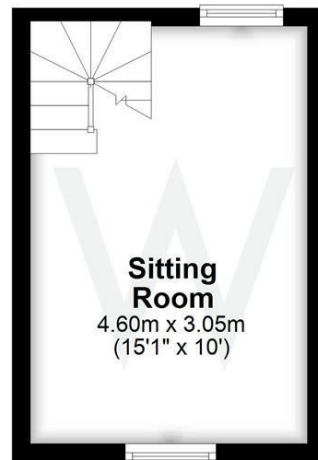
### Ground Floor

Approx. 14.8 sq. metres (159.2 sq. feet)



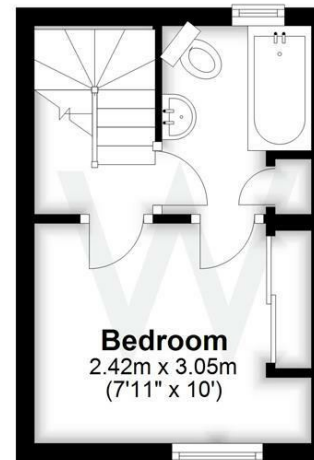
### First Floor

Approx. 14.1 sq. metres (151.3 sq. feet)



### Second Floor

Approx. 14.1 sq. metres (151.3 sq. feet)



Total area: approx. 42.9 sq. metres (461.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	