# 30 Kings Road, Salisbury

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# 30, Kings Road, SP1 3AD

A wonderful opportunity to buy an extended family house within one of the most sought after locations within the city centre. The well presented accommodation includes a large kitchen/breakfast room, a useful detached office/studio and off road parking for two cars.

- Extended three bedroom semi detached house
- Superb order throughout
- Two reception rooms
- Impressive Kitchen/breakfast room with vaulted ceiling
- Utility room and cloakroom
- FF bathroom
- Brick built office/studio
- PVCu DG & Gas CH
- Landscaped garden and off road parking
- Quiet side road location

## £545,000 Freehold

3 1 2

# About The Property

An extended three bedroom semi detached house set in a quiet side road location within easy reach of the city centre. The property is presented in excellent order throughout, having been stylishly decorated and improved by the current owners to a high standard.

The accommodation comprises an entrance lobby and hallway with a turning staircase which has useful storage under. There is a cloakroom and a sitting room which enjoys a southerly aspect with a square bay window to the front with fitted shutters. There is an exposed brick fireplace with a timber mantel and stone hearth with an inset woodburner. There is a snug/dining room which offers versatile options for use with two built in cupboards with glazed doors and shelving. This leads through to a large, extended kitchen/breakfast room and to a utility room which has space for both a washing machine and a tumble dryer, fitted shelving and the wall mounted gas combi boiler for the central heating system.

The kitchen/breakfast room has been refitted and has a comprehensive range of cupboards and drawers under a Quartz work top. It has a range of integrated appliances with a full height fridge and freezer, an electric oven, warming drawer combination microwave and grill (all Miele) and an induction hob with an extractor over. It has an impressive vaulted ceiling with exposed beamwork and four velux windows and other features include swing out storage shelving, inset spotlights and a breakfast bar which provides views over the garden through French doors. On the first floor the main bedroom also enjoys a southerly aspect and again has an attractive square bay window with shutters and two large fitted double wardrobes. There is a further double bedroom whilst the third bedroom has a useful shelf and shelving should an office space be required. The bathroom has a white four piece suite with a storage cupboard under the basin, a dual aspect and part tiled walls.

To the front of the property is a brick paved driveway providing off road parking for two cars. A side access gate and passage leads in to the rear garden which has been landscaped to provide two porcelain patio areas which both have pergolas over and are connected by a porcelain path. The centre of the garden is lawned and there is an outside tap and lights. A particular feature of the property is a newly constructed brick built office/studio which could be used for a variety of purposes. It has full internet access, thermostatically contolled electric heating, power and light with double glazed French doors and a window to the front. It also has a useful storage area and roof/loft storage together with an integral storage shed accessed from the front.

Further benefits include Karndean flooring on the ground floor, PVCu double glazing throughout (some windows have recently been replaced), gas central heating and full fibre internet. A viewing is highly recommended to fully appreciate the property,

Kings Road lies inside the ring road within easy walking distance of the city centre amenities including the railway station and the Waitrose general store.

# Location

Wiltshire's only city blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a buzzing market square, Salisbury is packed with character and community. Just 90 minutes by train to London and well connected by road, it's ideal for commuters and countryside lovers alike.

The city is full of independent shops, great restaurants, cafés and pubs – from historic favourites like The Haunch of Venison to contemporary spots like The Cosy Club and Anokaa. There are excellent schools, including two outstanding grammar schools and several top-rated independents, plus a sixth form college and strong state provision.

Salisbury's green spaces include Cathedral Close, Harnham Water Meadows and Queen Elizabeth Gardens, while weekly markets, festivals and a thriving arts scene bring the city to life year-round. With ultrafast fibre broadband, a strong community and countryside on the doorstep, it's easy to see why Salisbury regularly ranks among the UK's best places to live.

Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins

Southampton: 30 mins
Bath: 1 hr 15 mins
London: 2 hr 45 mins

Local school: 18 mins
Local public house: 9 mins
Local amenities: 9 mins

# Key Information

## Local Authority:

Wiltshire Council

## Council Tax:

Band: D - £2777.59 (2026/2027)

## Tenure:

Freehold

## Floor Area:

1180.00 sq ft

## Services:

Mains gas, electricity, water and drainage.

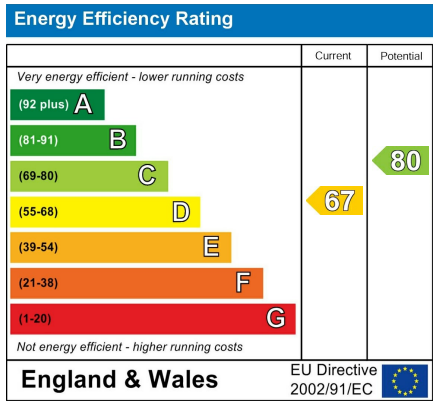
## Heating:

Gas heating with radiators.

## Directions:

From our office in Castle Street proceed away from the city centre and continue across the mini roundabout before turning right into Wyndham Road. Take the next left into Kings Road and as the road bears right, the property can be found immediately on the left hand side.

## EPC:




## What3Words:

///groom.squad.flies

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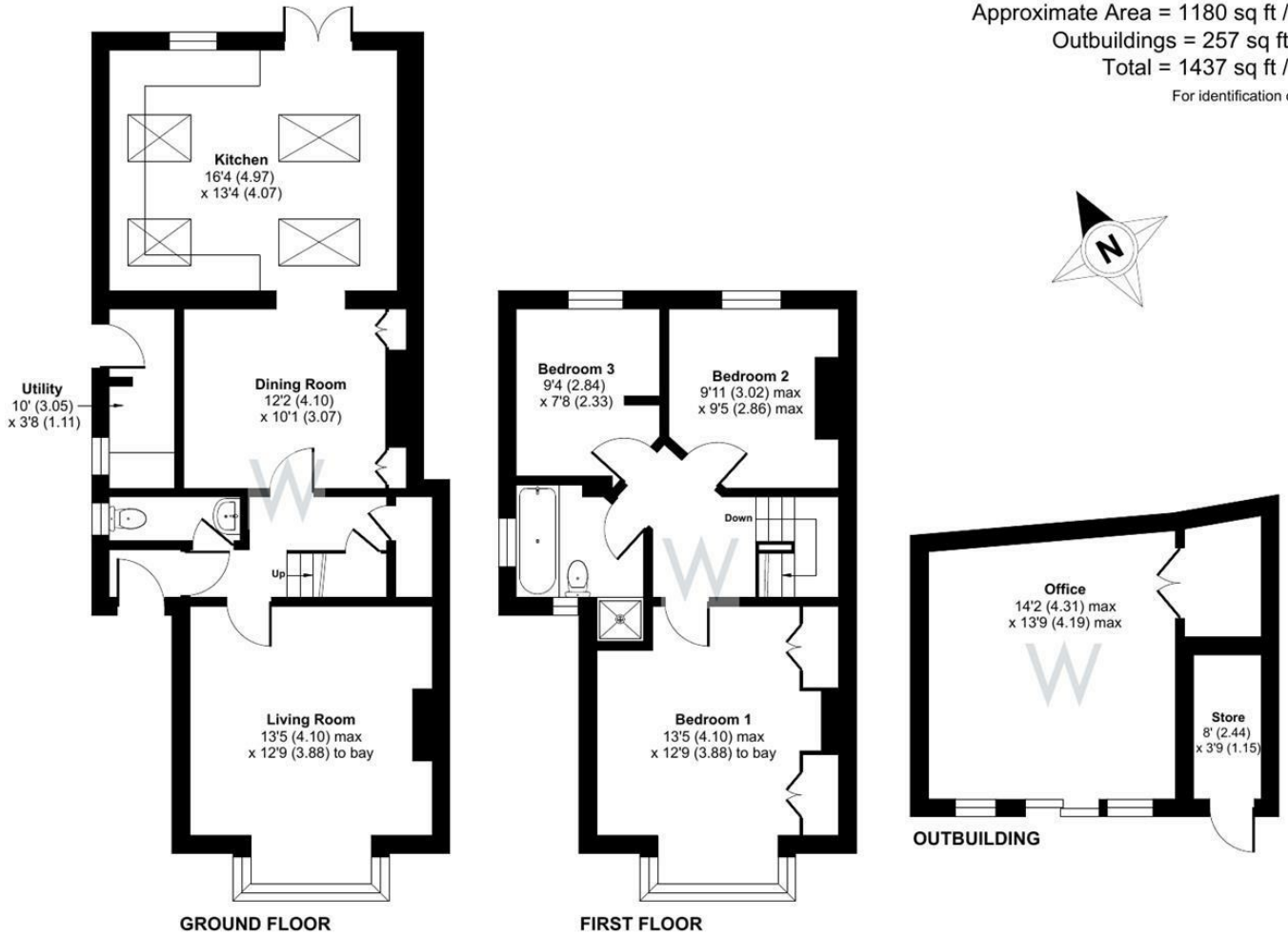
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP

# Kings Road, Salisbury, SP1

Approximate Area = 1180 sq ft / 109.6 sq m
Outbuildings = 257 sq ft / 23.8 sq m
Total = 1437 sq ft / 133.4 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for H W White Ltd. REF: 1432165

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