

1 South Street  
Salisbury









## A beautifully presented, updated, end-of-terrace town house with courtyard garden, within walking distance from Salisbury city centre and mainline train station

1 South Street  
Salisbury, SP2 7SE

Guide Price:  
£375,000



- Four bedrooms
- Open plan kitchen/dining/reception
- Modern, high quality kitchen
- Ground floor cloakroom
- Double glazed throughout
- Modern bathroom and ensuite
- Fitted wardrobes/storage in double bedrooms
- Short level walk into the city centre
- Enclosed courtyard garden
- Offered with no onward chain

### The Property

Offered with no onward chain, 1 South Street is a beautifully updated end-of-terrace home with private courtyard garden, ideally located within easy walking distance of Salisbury city and close to Elizabeth Gardens and the Cathedral.

On entering the property you are welcomed by a bright hallway featuring neutral décor, and engineered wooden flooring, with a convenient cloakroom located at the end. The kitchen is sleek and contemporary in design, fitted with two-tone wall and base units complemented by an off-white quartz worktop. Integrated appliances include a fridge freezer, washing machine, dishwasher and electric oven. The kitchen, dining area and reception room are arranged in an open-plan layout, creating a fantastic sense of space and making it ideal for modern living. This area benefits from a gas faux coal fireplace and striking curved wall, which adds a real visual interest to the room. Double doors provide access to the courtyard garden.

Stairs to the first floor are discreetly concealed behind a door, leading to a bright landing. There are two generous double bedrooms, both with modern fitted storage cupboards that maximise space, along with a third single bedroom which would also make an ideal study/home office. The family bathroom is fitted with a modern white suite including a bath and is finished in neutral tones.

A further staircase leads to a spacious loft room, which is generous in size and has an eaves storage cupboard. A modern shower room with white suite completes this impressive and versatile home.

There are UPVC sash style windows throughout, and UPVC doors to the front and rear, the property benefits from gas central heating.

Parking permits for two cars can be obtained via Wiltshire council.

**Services** - All mains services are connected. Ofcom suggests that all major mobile networks offer good service and Ultrafast broadband is available

### Tenure

Freehold

### EPC Rating

D (67)

### Outgoings

Council Tax Band: C

### Size

1073 sq ft

















## Outside

The property is approached via a public pathway, with a secure side gate providing access to the fully enclosed walled courtyard garden. This secluded outdoor space offers a peaceful spot to sit and relax, with ample room for a table and 4 chairs, planters, and a small storage shed, making it ideal for low-maintenance outdoor living.

## Location

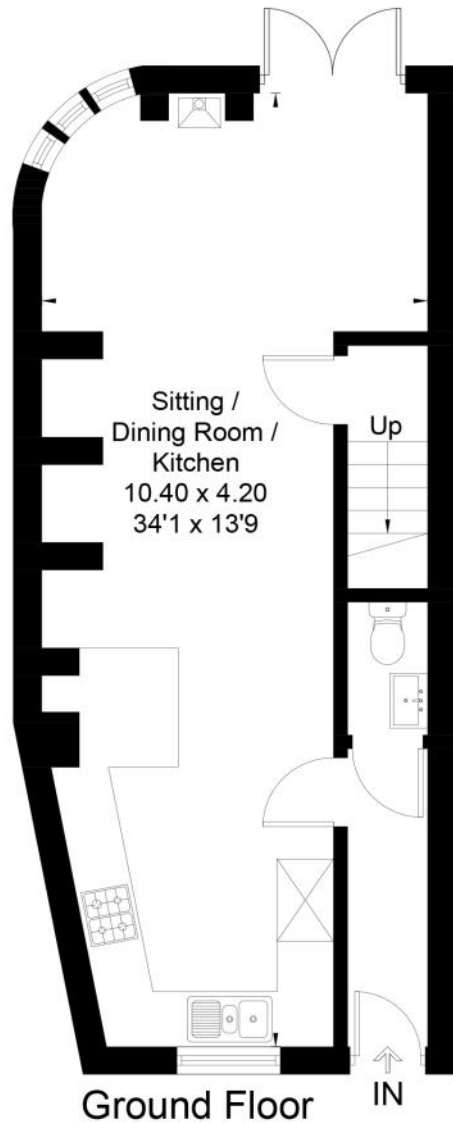
1 South Street is a stones throw away from the beautiful Elizabeth Gardens, and just a short walk away from the centre of Salisbury, which offers a full range of shopping, leisure and recreational facilities right on the doorstep, educational and cultural as well as the renowned Playhouse theatre and the market square which has a twice weekly charter market.

Within a few minutes walking distance is the mainline train station which has trains to London Waterloo (journey time approximately 90 minutes) and with excellent road links to London (A303), Southampton (A36) and Bournemouth (A338). Within walking distance of the property are several primary and secondary schools, both private and state sector, including boys and girls grammar schools.

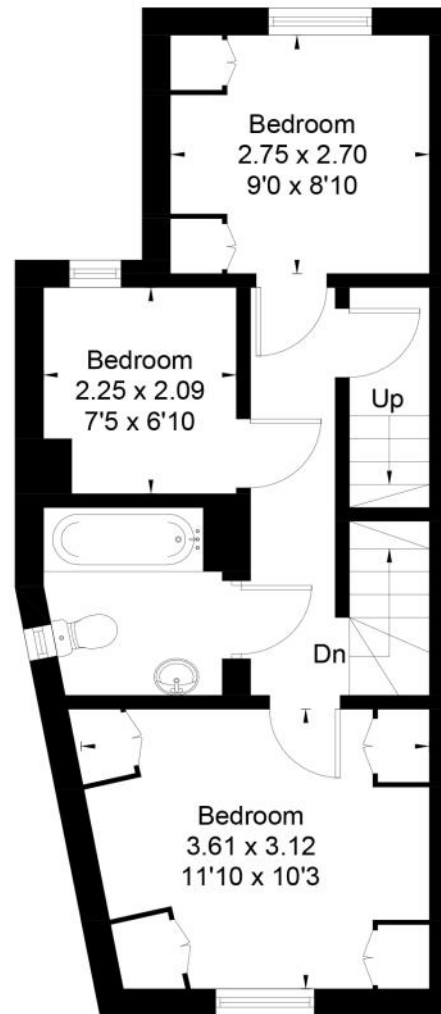




Approximate Floor Area = 99.7 sq m / 1073 sq ft

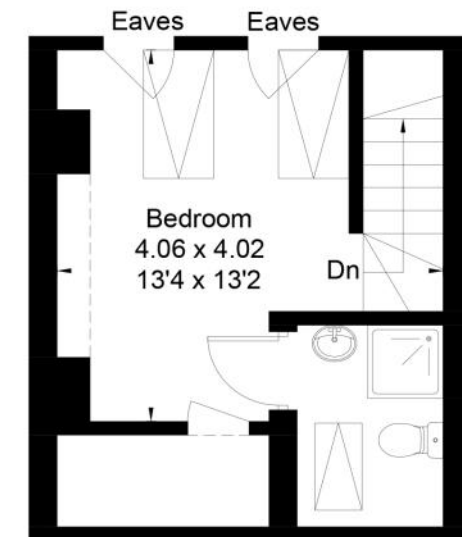


Ground Floor



First Floor

[Dashed line] = Reduced head height below 1.5m



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #103089

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