



239 Castle Road

Salisbury, SP1 3RY

£425,000



This is a charming semi detached family house originally house built in the 1930s of pebble dash elevations under a tile roof. The property has been extended with the addition of a large ground floor extension adding on a new kitchen and utility room. The former kitchen has also been converted into a downstairs bathroom and there is also a superb first floor shower room. On the first floor there are also three good sized double bedrooms.

The property has the benefit of gas fired central heating as well as double glazing.

There is a small garage / store room to the rear with off road parking for two / three cars. There is a good size attractive garden to the front, side and rear laid mainly to lawn with terracing for ease of maintenance.



Location

The property is located on the northern edge of the City of Salisbury within reach of good local bus service running along Castle Road as well as Hudsons Field and the famous Old Sarum Castle. There is a Co-operative general stores further down Castle Road and also a church and Victoria Park nearby. The city centre is approximately one mile away with its further good facilities including a wide variety of shops and supermarkets, main line railway station, entertainment facilities including a cinema and playhouse and an excellent variety of educational facilities.

Entrance Lobby

Reception Hall

With stairs leading off to first floor with cupboard below, radiator.

Sitting Room 12'1" x 12'0" (3.70m x 3.68m)

With gas log burning fire with attractive wooden surround, radiator, television aerial point and bay window.

Dining Room 13'4" x 12'0" (4.07m x 3.67m)

With fitted gas fire, radiator and oak flooring.

Kitchen 14'0" x 10'11" (4.28m x 3.34m)

With single bowl sink unit, drawers and cupboards below, extensive Quartz worktops with good range of fitted base and drawer units, built in Neff double oven with induction hob and wok burner to the side, extensive range of wall cupboards, plumbing and drainage for dishwasher, space for fridge.

Utility Room

With plumbing and drainage for washing machine, Worcester gas fired boiler, base and drawer units, space for fridge freezer, water softener, radiator. Door to side garden.

Bathroom

With panelled bath, fitted corner shower cubicle with Mira shower, wash hand basin, fitted mirror fronted cabinet, two heated towel rails, WC.

First Floor Landing

With access to loft with ladder.

Bedroom One 13'6" x 9'9" (4.12m x 2.99m)

With range of fitted wardrobes and cupboards, built in chest of drawers, television aerial point, radiator.

Bedroom Two 3.71m x 3.56m

With range of fitted wardrobes and cupboards, built in chest of drawers, television aerial point, radiator.

Bedroom Three 2.51m x 2.50m

With range of fitted wardrobes and cupboard, radiator.

Shower Room

With fitted shower cubicle, wash hand basin, WC, radiator, fitted mirror, fitted towel rail and storage cupboard.

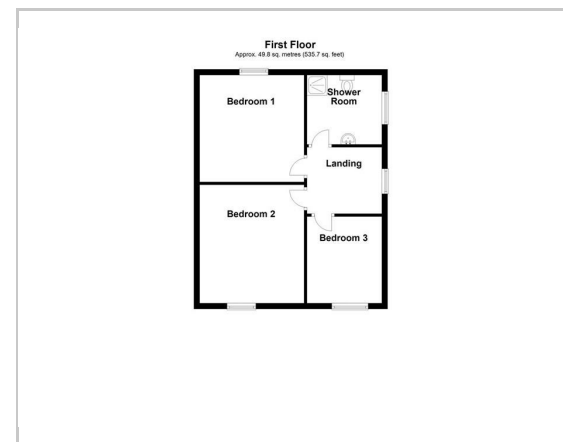
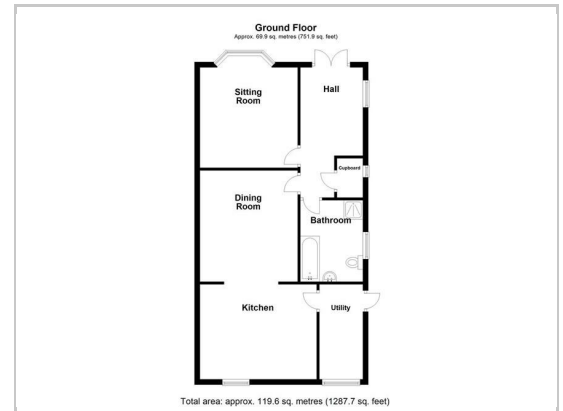
Outside

To the front of the house there is a path leading to the Castle Road with lawn to either side. There is an area of garden to the side with paved terracing area and lawn and outside tap. Behind the house there is an air conditioning unit as well as a further area of terracing and lawn. At the rear of the garden there is a GARAGE 4.60m x 2.60m with up and over door, power and light, and pedestrian door and there is off road parking for two or three cars. There is also a garden shed and water feature.

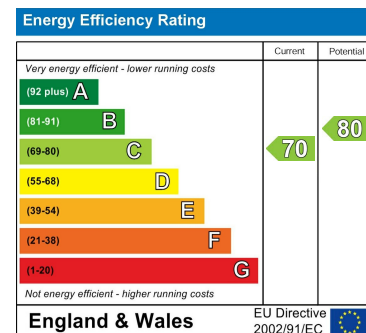
Area Map



Floor Plans



Energy Efficiency Graph



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