13 Park Street,
Salisbury

Myddelton & Major


Mon - Sat
8 am - 6 pm
Permit
holders only
A
11



An attractive Victorian three-storey red brick terrace house, situated in a popular residential street within Salisbury's Inner Ring Road requiring full refurbishment throughout.

13 Park Street

Salisbury, SP1 3AT

Guide Price:

£325,000

1 4 0 1

- Attractive Victorian red brick terrace
- Three storey character property
- Walking distance to Salisbury city centre
- Spacious double-aspect reception room
- Retains charming period features throughout
- Four bedrooms across two upper floors
- Enclosed rear garden with utility area
- Principle bedroom with fitted wardrobes
- Gas central heating and double glazing
- Excellent refurbishment and investment opportunity

The Property

13 Park Street is an attractive Victorian three-storey red brick terrace house, situated in a popular residential street within Salisbury's Inner Ring Road, offering convenient access to the city centre and local amenities.

The property benefits from uPVC double glazing, gas-fired central heating and retains some original period features but now requires full refurbishment throughout, offering an excellent opportunity for buyers seeking a renovation project with significant potential.

The entrance hall provides a welcoming first impression, featuring a decorative period archway where the hallway widens, stairs rising to the first floor, and useful understairs storage. The principal reception area is a spacious double-aspect living space (originally two separate rooms) creating a bright and versatile area.

A galley-style kitchen to the rear, fitted with a range of floor and wall-mounted units with roll-edge work surfaces. Integrated appliances include a four-ring gas hob with electric oven and grill beneath, extractor hood above, and space for white goods including a dishwasher, washing machine, and fridge freezer. Beyond the kitchen is a utility area with a door leading out to the rear garden, together with an outside WC.

The first-floor landing provides access to the family bathroom, principal bedroom, a walk-in storage cupboard, and stairs rising to the second floor. The principal bedroom is positioned to the front of the property and is a generous double room with a range of fitted sliding-door wardrobes.

The bathroom comprises a panel bath, walk-in shower with mains-fed shower, pedestal wash hand basin, and WC.

The second floor offers three further bedrooms. To the rear is a double bedroom with access hatch to the roof space and a built-in airing cupboard. To the front are two additional bedrooms, one being a further double bedroom and the other a smaller single or box room.

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

Tenure

Freehold

EPC Rating

D (68)

Outgoings

Council Tax Band: D

Size

1367 sq ft















Outside

To the front of the property is an enclosed courtyard garden, predominantly laid to gravel. A gated pathway leads to a covered canopy porch and the original wooden front door, adding to the home's period charm.

The rear garden is enclosed by a combination of fencing and walling and is accessed solely via the utility room. A hardstanding patio area wraps around the kitchen and utility extension, with a pathway leading through the garden, bordered by gravel beds and incorporating a useful outside storage shed.

Location

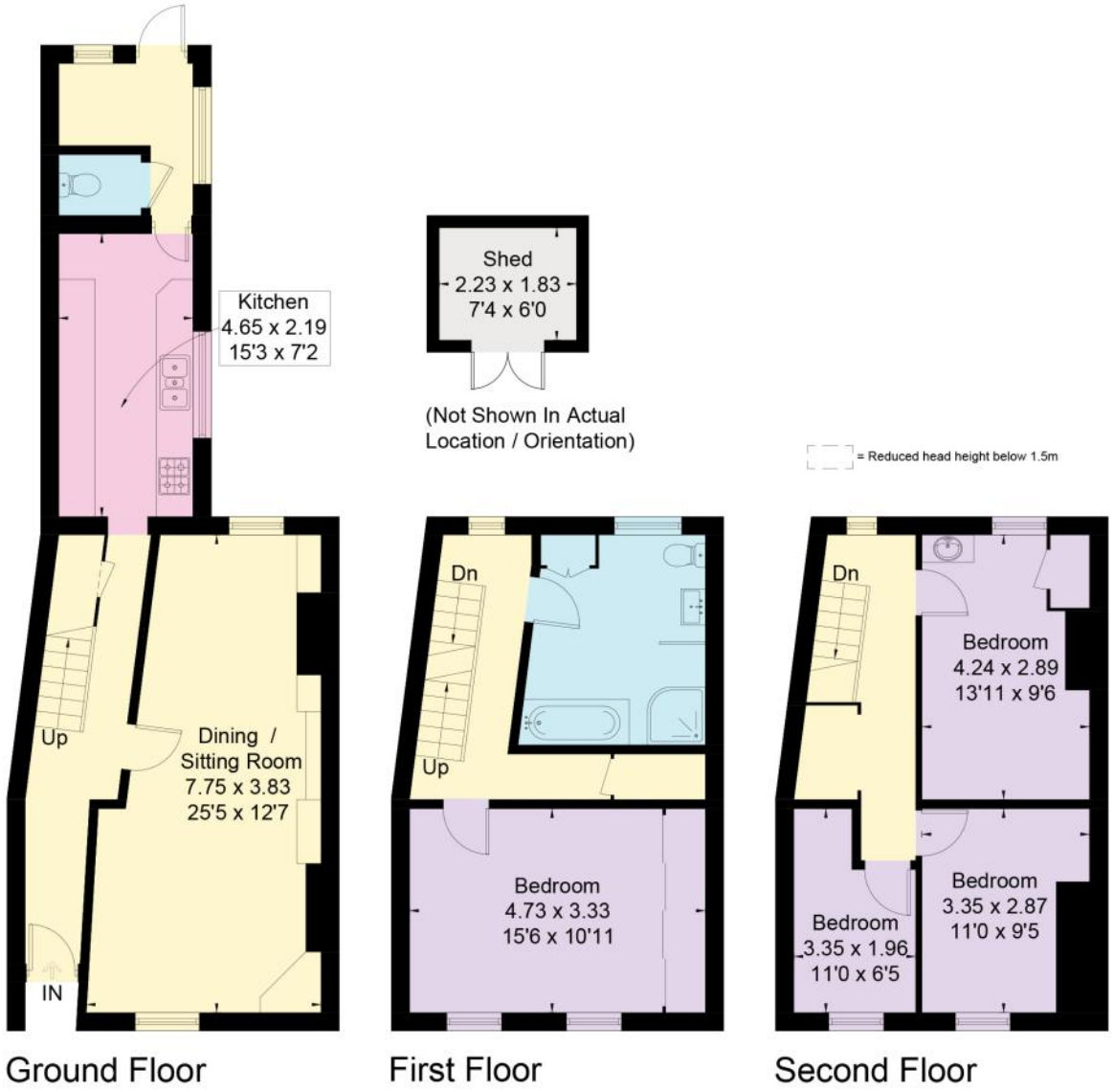
13 Park Street enjoys a convenient and well-connected position within Salisbury's sought-after Inner Ring Road, placing the city centre within easy walking distance. Salisbury is renowned for its rich history, stunning cathedral, vibrant market square, and excellent range of independent shops, cafés, restaurants, and leisure facilities.

The property is ideally situated for everyday amenities, local schools, and green spaces, while Salisbury railway station offers direct services to London Waterloo, making the area particularly attractive for commuters. Excellent road links via the A36 and A303 also provide easy access to the South Coast, Bath, Southampton, and the wider South West.

Combining city convenience with the charm of a well-established residential setting, Park Street remains a popular location for both homeowners and investors alike.



Approximate Floor Area = 127.0 sq m / 1367 sq ft
(Excluding Shed)



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 #110056

Disclaimer Notice

Myddelton & Major LLP and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.

Myddelton & Major™

Call. 01722 337 575
Email. residential@myddeltonmajor.co.uk
Click. myddeltonmajor.co.uk
Visit. 49 High Street, Salisbury, Wiltshire, SP1 2PD

Regulated by RICS
arla | propertymark PROTECTED
The Property Ombudsman