



37 GREENCROFT STREET, SALISBURY, WILTSHIRE, SP1 1JF

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



**37 GREENCROFT STREET, SALISBURY, WILTSHIRE, SP1 1JF
OFFERS IN EXCESS OF : £250,000**

Located within the inner ring road and a short walk from the City Centre, 37 Greencroft Street is a characterful terraced town house offering generous accommodation and a level westerly facing garden.

The property is offered for sale in good order throughout, is fully double glazed and heated by electric storage units; there is mains gas connected to the property and a working gas fire fitted in the sitting room.



Deceptive in appearance, the accommodation comprises a large double aspect reception room with access in to the garden; the room has been opened up and made larger by turning the staircase from its original central position to the end of the room which has also created a larger first floor landing. The kitchen, with its vaulted ceiling, is also double aspect overlooking the garden with a relatively new range of base units, wall cupboards and worktops. Off the first floor landing is a generous double bedroom and a large family bathroom with a full suite and a separate glazed shower enclosure. There is a further double bedroom located on the second floor.

The rear garden is west facing and of a good size mainly made up of flower and shrub borders with a gravelled path and a seating area. Greencroft Street is restricted to residents permit parking only.

LOCATION: Greencroft Street is located a short walk from the centre of the historic cathedral city of Salisbury and the mainline railway station. The city has extensive shopping facilities, a twice weekly market and a good range of cultural, social and educational amenities including restaurants, theatre, arts centre, cinema and Wiltshire College & University Centre. There are a variety of state and private, primary and secondary schools within and outside the city boundary and the property is within walking distance of both the girls and boys grammar schools. Leisure and recreational facilities include the Five Rivers Health & Wellbeing Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A30/A303/M3), Southampton (A36), and Bournemouth (A338); the mainline railway station (approx. 25 minute walk) serves London, Waterloo (journey time 90 minutes) and the West Country.

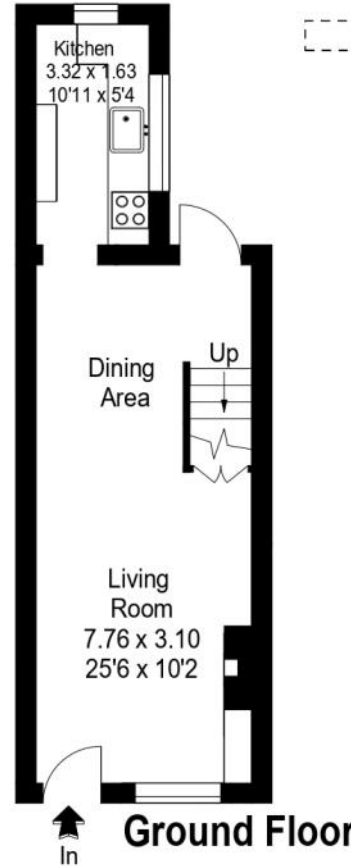
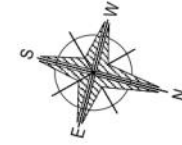




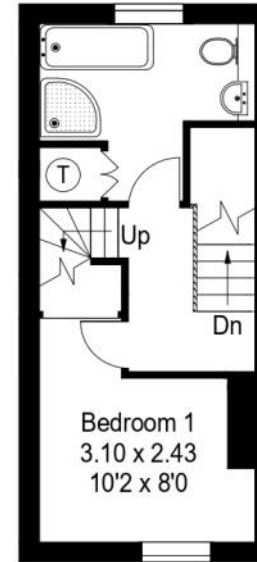
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Approximate Gross Internal Area :- 71 sq m / 766 sq ft

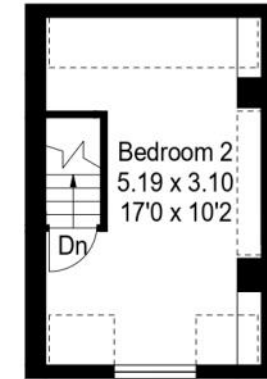
 = Reduced headroom below 1.5 m / 5'0"



First Floor



Second Floor



PRODUCED FOR BAXTERS 2023

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.

TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C: £2,129.43 for year 2023/2024. All mains services connected. Mains Drainage. Electric Heating. Fully double glazed.

DIRECTIONS: : From the centre of Salisbury proceed along Blue Boar Row turning left into Endless Street followed by the second turning on the right into Bedwin Street. Continue to follow the road to the top passing Salisbury Arts Centre on your right hand side, and turn right into Greencroft Street. Number 37 can be clearly identified by our Baxters For Sale Board.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10672.