



18 CLIFTON ROAD, SALISBURY, WILTSHIRE, SP2 7BS

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



18 CLIFTON ROAD, SALISBURY, WILTSHIRE, SP2 7BS

GUIDE PRICE £315,000

Conveniently located within easy reach of Salisbury city centre and the railway station, 18 Clifton Road is a terraced town house of excellent proportions with a large south facing private garden and a privately owned freehold parking space located nearby. No onward chain and immediate vacant possession.

The property is generally well presented with double glazing and gas central heating to radiators. There are two separate reception rooms, the sitting room with fitted period style shelving and cupboards and an open fireplace, the dining room is also a good size with an open fireplace.



The kitchen is approximately 18' long with an excellent range of units and worktops with French doors leading to the garden; there is a large utility area off the kitchen providing useful storage and additional appliance space. The first floor offers two excellent sized bedrooms and a family bathroom off a large galleried landing; there is a third room located on the second floor which is approximately 12'3"x 11'2".

To the front of the house is a walled courtyard; to the rear is a large sunny garden (with pedestrian access from the rear) offering a high degree of privacy, laid mainly to lawn with established flower beds, shrubs and hedges, a good size patio/seating area and a large and extremely useful outbuilding with veranda, power and light.

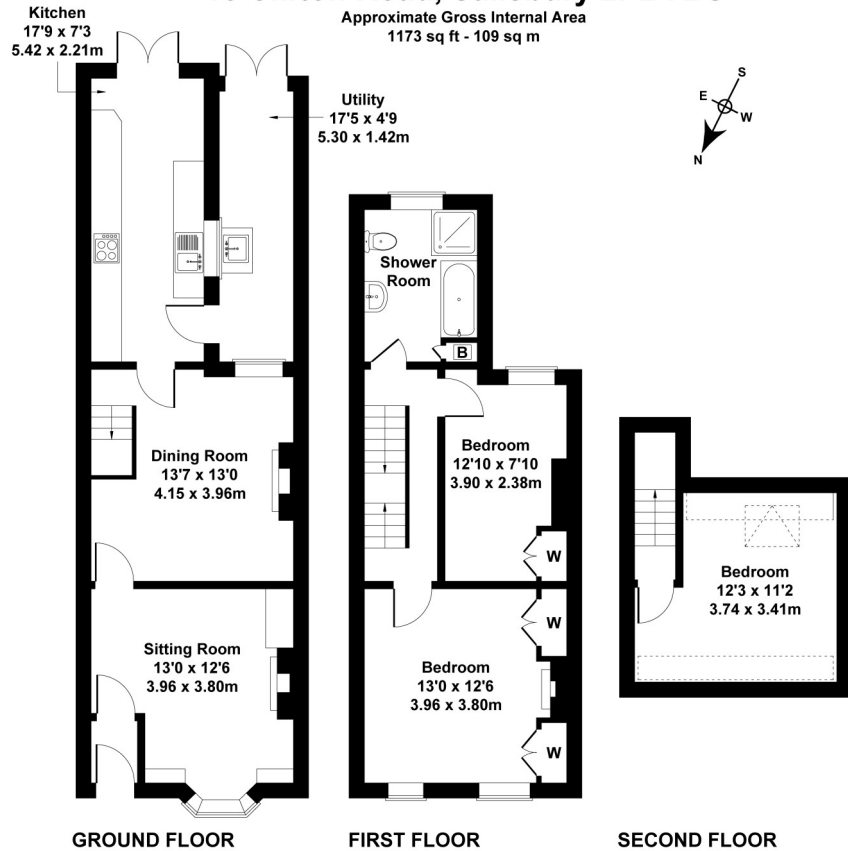
LOCATION: Clifton Road is located within walking distance of the city centre and railway station on the north western side of the city just outside the ring road. The medieval cathedral city has an excellent range of social, educational, cultural and leisure amenities with extensive shopping facilities and a thriving twice weekly market. Five Rivers Health and Wellbeing centre, tennis clubs, recreation grounds and walks beside the river Avon are nearby and the theatre, arts centre and cinema are all located in the centre. There are schools for all ages, both private and state, within and outside the city boundary. The property is near to a regular bus route into the centre. Salisbury has excellent road links to London and the West Country (A303/ M3) and a mainline railway station serving London Waterloo, (journey time 90 minutes) and the West Country.



Attic room

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Approximate Gross Internal Area
1173 sq ft - 109 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council tax band C : £2,245.28 for year 2024/2025.
All mains services connected. Gas central heating. Fully double glazed.

DIRECTIONS: From the centre of Salisbury proceed along Castle Street to the roundabout. Take the first exit onto Churchill Way West. At St Paul's roundabout take the third exit onto Devizes Road (A360). After a short distance turn right into Clifton Road, number 18 will be clearly indicated by the BAXTERS For Sale sign.

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:10604a.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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