



KELSEY ROAD, WILTSHIRE, SP1 1LA
£320,000 FREEHOLD

Winkworth



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Three-bedroom, semi-detached family home with a conservatory and enclosed rear garden. No onward chain. EPC D.

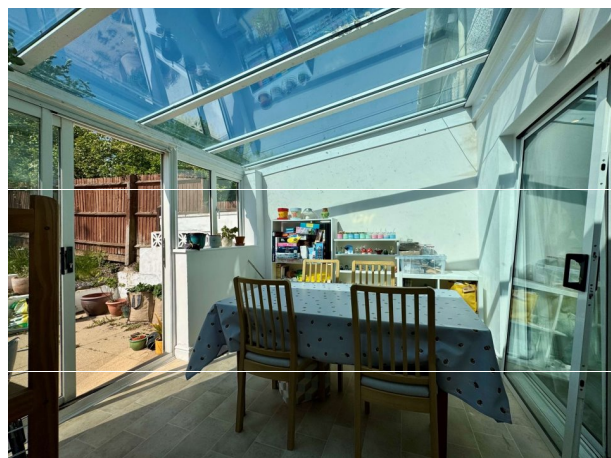
A semi-detached house, of rendered elevations beneath a tiled roof, this property has good family accommodation over two floors with a useful converted loft room. The house has the benefit of gas fired central heating and double glazing and, on the ground floor, an entrance porch leads into a generous living room with conservatory beyond. An inner hall, with staircase rising to the first floor, leads to a utility room with shower room and cloakroom off before arriving in the kitchen with its own door into the kitchen. Upstairs a landing has three bedrooms off and a further ladder stair up to a converted loft room. Outside steps lead up to the front door and a gated side access. At the rear there is a terraced area leading to a lawn and patio.

AT A GLANCE

Sitting room
Kitchen
Conservatory
Utility room
Shower room
W.C

Three bedrooms
Loft room

Rear garden



LOCATION

The property is located in a residential area, above the city centre and just outside the ring road. There is a nearby Co-Op outlet and the house is well placed for access to a variety of schools. Salisbury has a good range of facilities including schools for all ages in the private, grammar and state sectors, a wide variety of shops and stores, a great selection of pubs and restaurants offering menus from far and wide and excellent social amenities including various sports clubs, two multi-screen cinemas, two theatres and the Five Rivers swimming pool complex and leisure centre. The city is also on the mainline rail service serving London (Waterloo) and a twice weekly market is held in the central Square.

DIRECTIONS

What3Words - rushed.rings.begins

From Castle Street in Salisbury proceed into the centre along Blue Boar Row and follow the one-way traffic into Brown Street. At the traffic lights turn left onto Milford Street, pass under the flyover and immediately left again onto Rampart Road. Follow the road up Kelsey Road passing the Co-Op on your right and this property will be found on the right.

Council Tax Band C

EPC Band D

Mains drainage

Central heating and double glazing

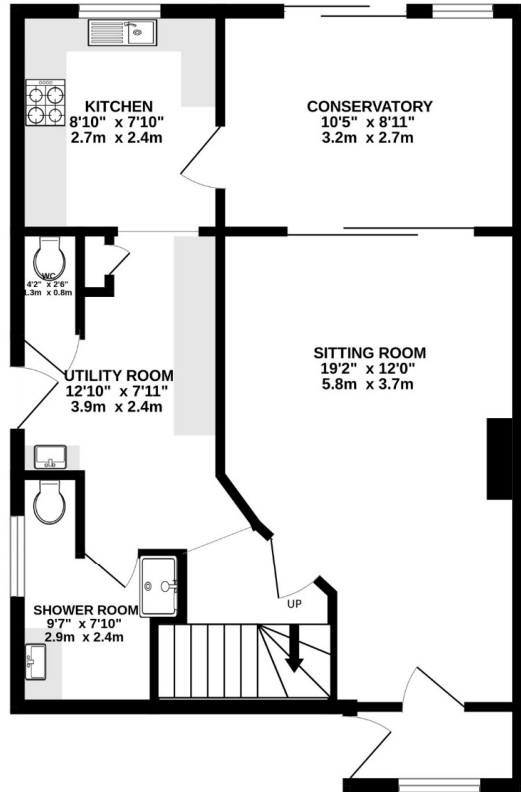
Ultrafast Broadband available.

Mobile coverage indoor likely with O2 and Vodafone.

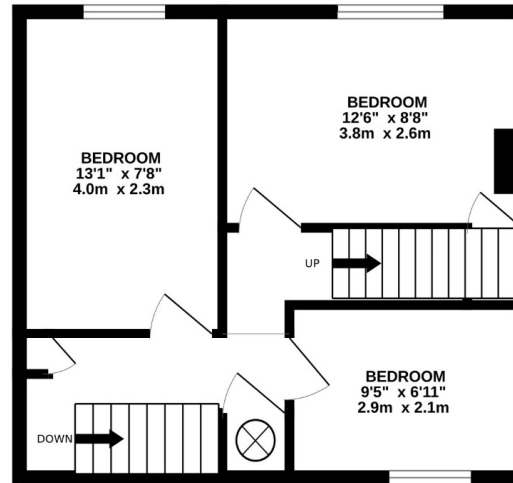
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



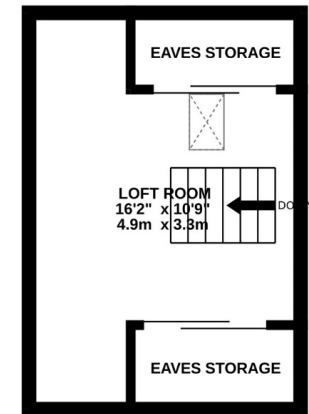
GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
175 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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