



ST. CLAIR ROAD, WILTSHIRE, SP2 £475,000 FREEHOLD

Winkworth

## 5 ST. CLAIR ROAD, SALISBURY, WILTSHIRE, SP2 8AE



This charming period semi-detached house is situated on the outskirts of a bustling city. Boasting three bedrooms, this property offers a perfect blend of traditional character and modern finishing. The spacious garden provides a tranquil retreat, while the conservatory is an ideal spot for relaxation and entertaining. The utility room adds practicality, and off-street parking and a garage ensure convenience.

An additional outbuilding offers versatile space for a home office or storage. With its desirable location and a range of attractive features, this property is ideal for those seeking a comfortable and stylish family home.

### AT A GLANCE

#### GROUND FLOOR

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Utility Room
- Shower Room

#### FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom



#### OUTSIDE

The rear garden is south facing and laid to lawn with a large patio area off the conservatory perfect for entertaining.

There is also a brick building in the Garden which can be used for a studio or office, with double glazed windows, power and light. Moreover, there is a garage (suitable for storage only) and off-street parking.

#### SERVICES

- Mains gas, electricity, water and drainage
- Council Tax band D
- EPC Band C

## LOCATION

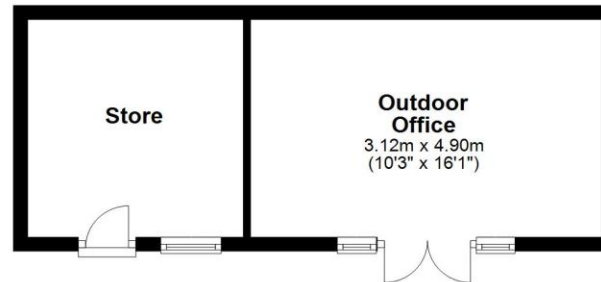
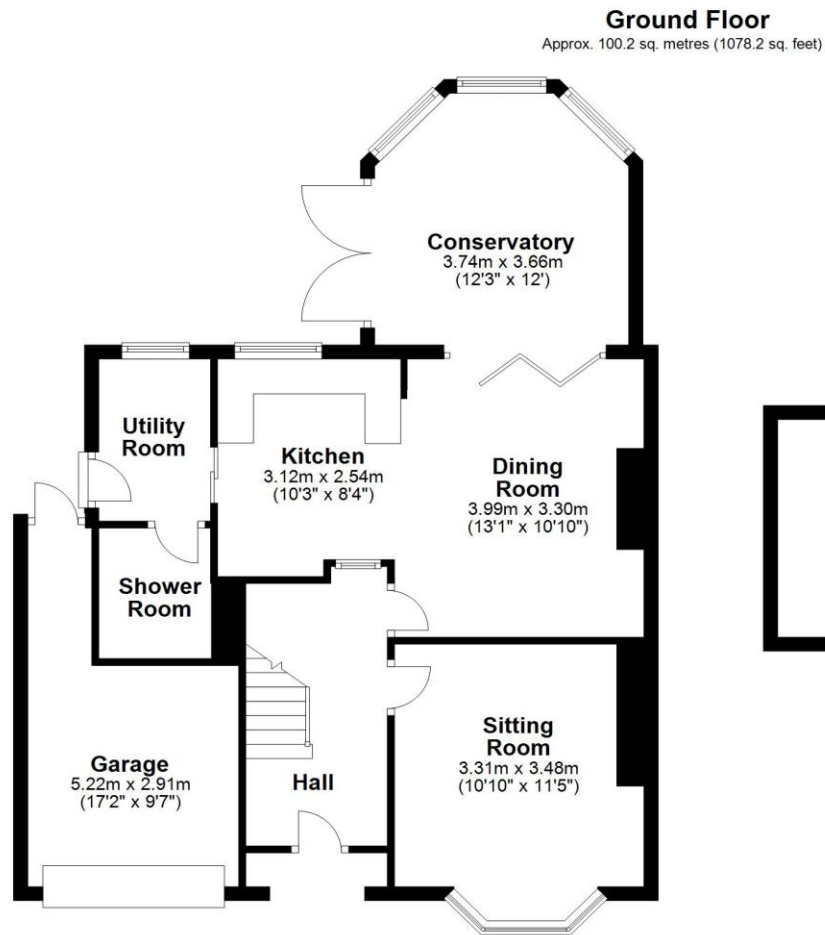
St. Clair Road is a quiet cul-de-sac within walking distance of the city center. A M&S outlet on the Downton Road provides a useful convenience store. The A338, A354 and A36 are within reach for commuting by car. Salisbury station is within a pleasant half an hour or so's walk.

Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with an abundance of restaurants, shopping, and leisure facilities. There are numerous primary and secondary schools, both private and state, including boys' and girls' grammar schools; the closest to Campbell Road being Leehurst Swan and Chafyn Grove Independent Schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

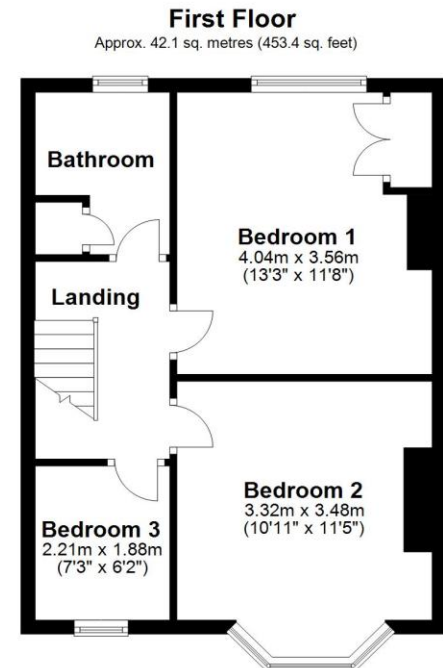
## DIRECTIONS

Leave the city centre via Exeter Street and at the roundabout proceed over into New Bridge Road. Keep in the left hand lane and take the first left hand turn, before the traffic lights into Britford Lane. Once in Britford Lane take the first right hand into St Clair Road where the property will be found after a short distance on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 142.3 sq. metres (1531.6 sq. feet)

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