



ST. MARKS ROAD, WILTSHIRE, SP1 3AZ
£439,000 FREEHOLD

Winkworth

ST. MARKS ROAD, WILTSHIRE, SP13AZ



An attractive, end-of-terrace period property, located on the much sought-after St. Mark's Road.

A charming and characterful three-storey home, ideally located with elevated views over the city.

This delightful property is set behind a low rendered brick wall and features an attractive gravelled area perfect for decorative pots with steps leading to a recessed covered porch.

Inside, the entrance hall flows into a cosy dining area with a window overlooking the rear garden and a welcoming wood-burning stove. Double doors open into a bright sitting room with a bay window and a second wood-burning stove, creating a warm and inviting space to relax.

From the dining area, steps rise to a well-appointed kitchen with wooden units and lovely views over the garden. Sliding doors open to a glazed storage room, which leads directly to the rear garden ideal for indoor/outdoor living.

Stairs rise from the hallway to the first floor, where you will find two generous double bedrooms, a modern family bathroom, and a separate W.C.

A further set of wooden stairs leads to the top floor loft room, complete with a dormer window that provides lovely elevated views across the city perfect for a home office, guest space, or studio.

The garden is of particular note, having been beautifully landscaped by the current owners and thoughtfully arranged over three terraced levels. Each level is laid to lawn with a variety of flowering shrubs, all framed by wooden panel fencing. A mature apple tree adds character and seasonal interest, while an elevated decked seating area provides a perfect spot to relax and enjoy views back towards the house. A further, more secluded seating area can be found at the rear of the garden, offering a private retreat. Additional features include a separate studio, a wooden shed, covered log storage, and a wooden gate offering direct rear access.



AT A GLANCE

Kitchen
Sitting room
Dining room
Two double bedrooms
Loft Room
Gardens
Summer house

LOCATION

This attractive property is located inside the city ring road, on a particularly sought-after, tree-lined residential road close to Wyndham Park and within walking distance of the city centre.

Salisbury is a cathedral city with mainline rail connections to London and the South West, as well as excellent road links via major routes.

The city boasts a wide range of shopping facilities, including supermarkets, independent retailers, and well-known high-street brands.

There is an excellent choice of schools in both the private and state sectors, at junior and senior levels. Notably, the boys' and girls' grammar schools have been ranked among the top ten in the country. Leisure facilities include a variety of sports clubs and the Five Rivers Leisure Centre. Salisbury also offers a wide selection of restaurants and cafés, two multi-screen cinemas, and two theatres.

Twice-weekly markets are held in the picturesque central square, which also hosts a variety of events throughout the year.

DIRECTIONS

What3Words- hosts.popped.kicked

From our office on Castle Street, proceed away from the city centre and continue over the mini roundabout. Take the first right turn into Wyndham Road. Follow the road to the top and, towards the end, turn right into Queens Road, then take the first left into St. Mark's Road. Continue along this road, and the property will be found on the left, clearly indicated by the Winkworth For Sale board.

Council Tax Band D

EPC Band D

Gas central heating and double glazing

Mains drainage

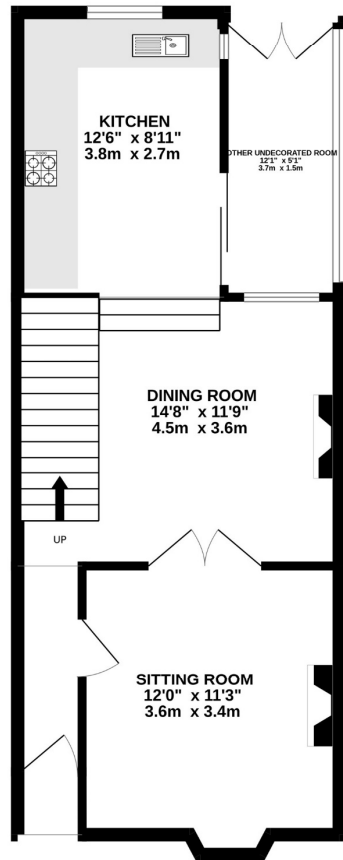
Ultrafast broadband available.

Mobile coverage inside likely with EE and Three.

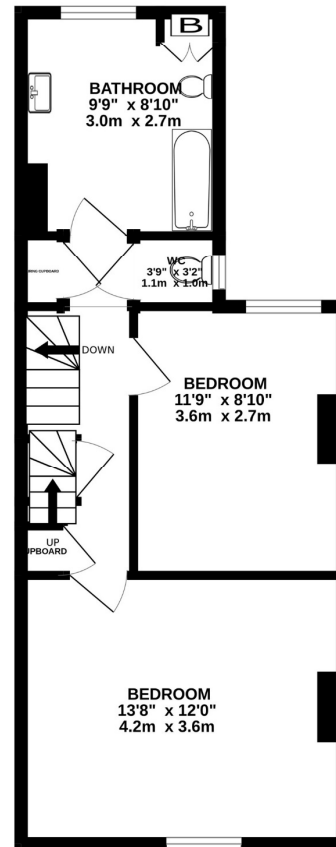
Mobile coverage outside likely with EE, Three, O2 and Vodafone.



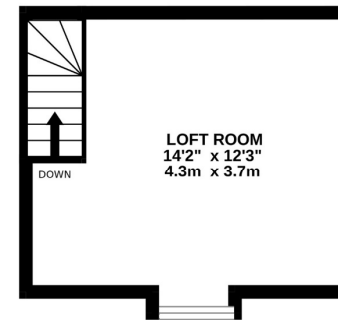
GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



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



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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