



FOWLERS ROAD, WILTSHIRE, SP1
£305,000 FREEHOLD

Winkworth



26 FOWLERS ROAD, WILTSHIRE, SP1

Charming period semi-detached house with 3 bedrooms. This cosy and homely property has a modern kitchen and bathroom, balcony with views across the City and enclosed garden to the rear. On street parking.

Winkworth are delighted to present this lovely property located in a quiet road a short distance from Salisbury City centre. This delightful period semi-detached house offers a perfect blend of charm and modern comforts with a recently upgraded kitchen and bathroom. Boasting two double bedrooms and one single bedroom - currently used as a dressing room, this property exudes a cosy and homely atmosphere. To the rear garden provides good, private outside space, perfect for relaxing or entertaining guests along with the large, first floor balcony which gives fabulous views across to Salisbury Cathedral.

AT A GLANCE

Sitting/dining room with log burner
 Kitchen
 Double bedroom with balcony
 Further double and one single bedroom
 Bathroom with shower

Rear garden with shed

Front courtyard garden

EPC Band D
 Council Tax Band C (£2172 per year)
 Freehold

Mains gas central heating
 Mains water and sewage
 Mains electricity

Broadband - ultrafast available
 Mobile coverage good with EE, Three and O2

LOCATION:

Fowlers Road can be found off Millford Hill Road adjacent to Salisbury's ring road and within a short walk of Salisbury College, Churchill Gardens and a short distance from the city centre either through to St Anne Street via a subway beneath the ring road or back down along Milford Street.

Salisbury is a cathedral city with mainline rail connections to London and the south-west and excellent road links on major roads. The city has excellent shopping facilities including supermarkets and independent and brand name stores. There is a selection of schools in the private and state systems both at junior and senior levels and the boys' and girls' grammar schools have recently been noted within the top ten in the country. Leisure facilities include a variety of sports clubs and the Five Rivers leisure centre. There is a wide selection of restaurants and diners, two multi-screen cinemas and two theatres. Twice weekly markets are held in the delightful central Square and many events are also held there throughout the year.

DIRECTIONS:

From our office in Castle Street, head south and turn left into Scots Lane. Continue onto Bedwin Street and on up Bourne Hill and Estcourt Road. Turn right onto St Mark's Road. At St Mark's roundabout, take the 4th exit onto Wain-A-Long Road - this road turns right and becomes Bourne Avenue. At the roundabout, take the 2nd exit onto Laverstock Road. At the roundabout take the 2nd exit onto Milford Hill, then turn left into Fowler's Road and the property will be found on the right-hand side as the road goes round to the left.



GROUND FLOOR



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		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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