

45 Albany Road

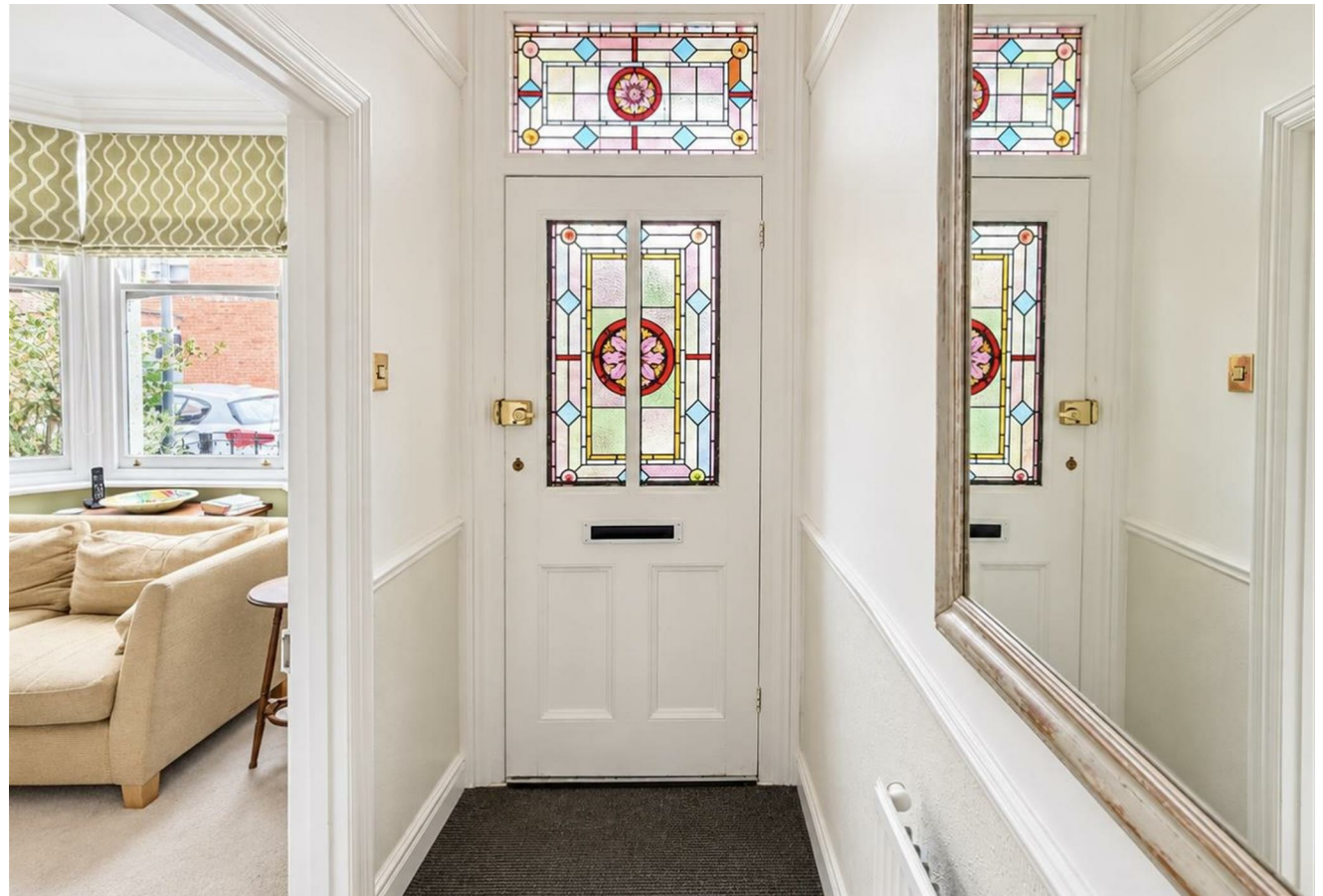


45, Albany Road, Salisbury, SP1 3YQ, Wiltshire.

A character four bedroom end of terrace house in a prime city centre location. There are two reception rooms and a large open plan kitchen/dining room with Tri-fold doors in to the rear garden. The main bedroom has a newly fitted ensuite and there is an updated bathroom. Full of period features and with a lovely view along Albany Road.

- Character end of terrace house
- Four bedrooms
- Sitting room
- Dining room
- Kitchen/dining room
- FF bathroom & en-suite to master bedroom
- Period features
- Gas CH
- Rear garden
- City centre location

£550,000





About The Property

The property is a four bedroom character end of terrace house situated in a prime residential city centre location. It is well presented throughout and has a range of period features with some original doors, high ceilings, sash windows, ornate coving, a moulded arch in the hallway, cast iron fireplaces and dado and picture rails.

The well proportioned accommodation comprises an entrance hallway with stairs leading to the first floor with an under stair cupboard. The sitting room has an attractive bay window looking along Albany Road, with a ceiling rose and a tiled, working open fireplace.

The dining room has an original built in dresser with glass fronted display shelving, a further feature fireplace and French doors leading to the rear garden.

The layout has been altered to provide a spacious kitchen/dining room which has an excellent range of units with timber work surfaces, a built in gas oven, space for both a washing machine and dishwasher and a fridge/freezer. The dining area has attractive Tri-fold doors leading out on to the rear garden and this room makes a great entertaining space.

On the first floor, the main bedroom has a fitted wardrobe, a cast iron fireplace and two windows which provide southerly views along the length of Albany Road. The current owners have recently created an en-suite shower room to serve this bedroom.

There are two further double bedrooms, a single bedroom and the family bathroom has a recently refitted white three piece suite with a rainfall shower head over the bath.

The house is set back from the road with a small garden area to the front and to the rear is a low maintenance paved and gravelled garden with a rear access gate.

Albany Road lies in a convenient position inside the ring road within easy walking distance of the market square and city centre. This offers an excellent range of shopping and cultural amenities and the railway station (London, Waterloo) and the Waitrose store lies nearby. The property also lies within the catchment area for the two Grammar schools, Bishop Wordsworth (boys) and South Wilts (girls).



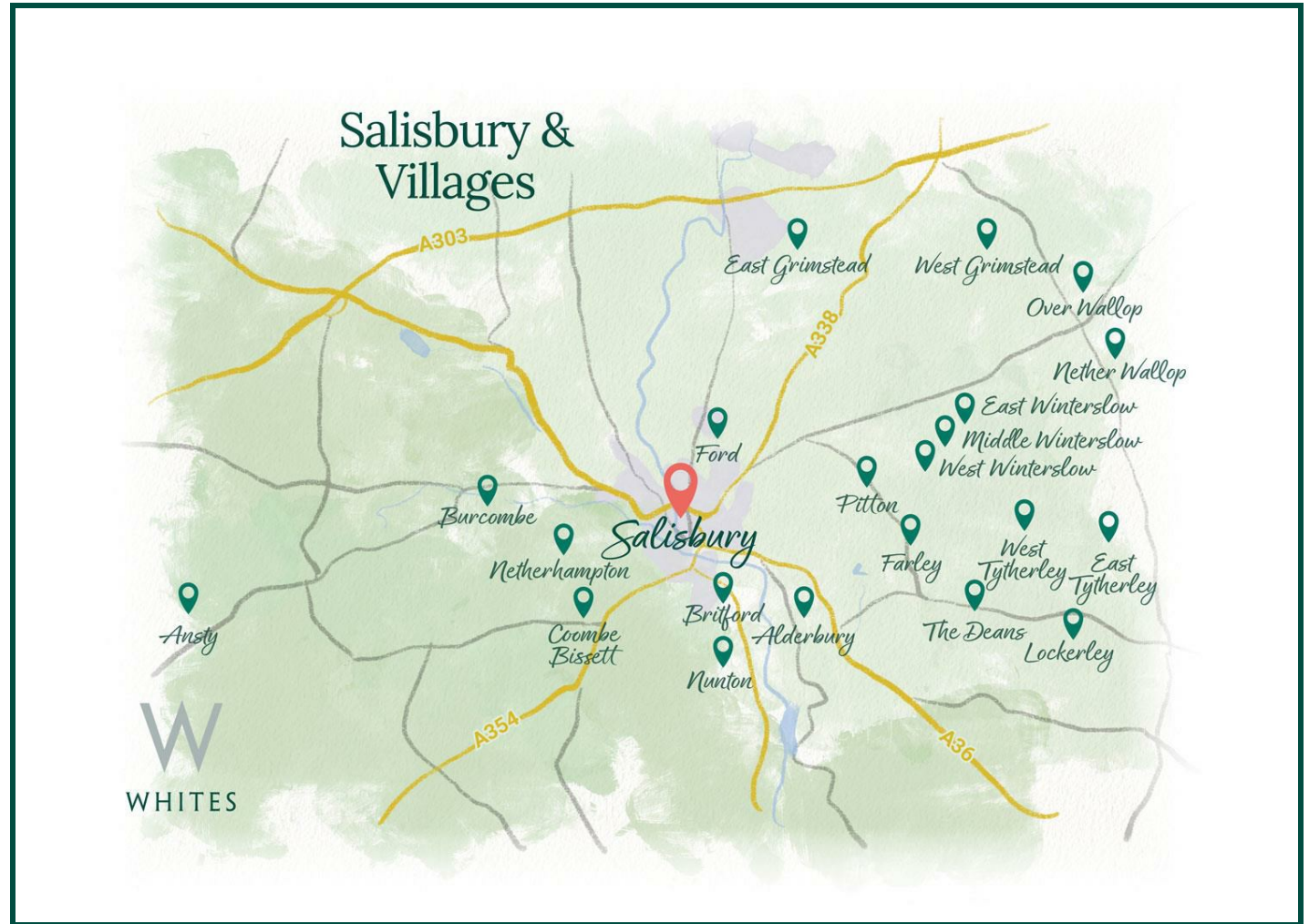


Location

Wiltshire's only city blends medieval charm with vibrant modern living. From its iconic Gothic cathedral and cobbled streets to riverside parks and a buzzing market square, Salisbury is packed with character and community. Just 90 minutes by train to London and well connected by road, it's ideal for commuters and countryside lovers alike.

The city is full of independent shops, great restaurants, cafés and pubs – from historic favourites like The Haunch of Venison to contemporary spots like The Cosy Club and Anokaa. There are excellent schools, including two outstanding grammar schools and several top-rated independents, plus a sixth form college and strong state provision.

Salisbury's green spaces include Cathedral Close, Hamham Water Meadows and Queen Elizabeth Gardens, while weekly markets, festivals and a thriving arts scene bring the city to life year-round. With ultrafast fibre broadband, a strong community and countryside on the doorstep, it's easy to see why Salisbury regularly ranks among the UK's best places to live.



Southampton Central: 30 mins
Bath Spa: 1 hr
London Waterloo: 1 hr 28 mins



Salisbury: 3 mins
Bath: 1 hr 8 mins
London: 2 hr 3 mins



Local school: 22 mins
Local public house: 7 mins
Local amenities: 7 mins

Key Information

Local Authority:

Wiltshire Council

Council Tax:

Band: D - £2777.59 (2026/2027)

Tenure:

Freehold

Floor Area:



1315.90 sq ft

Services:

All mains services are connected to the property.

Heating:

Gas central heating.

Directions:

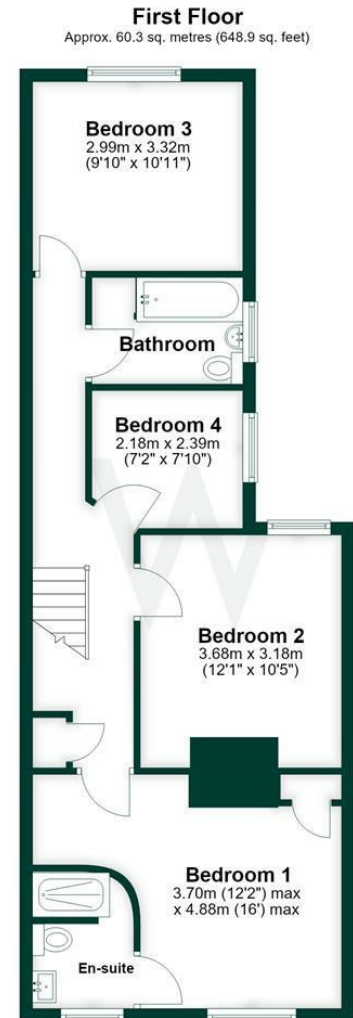
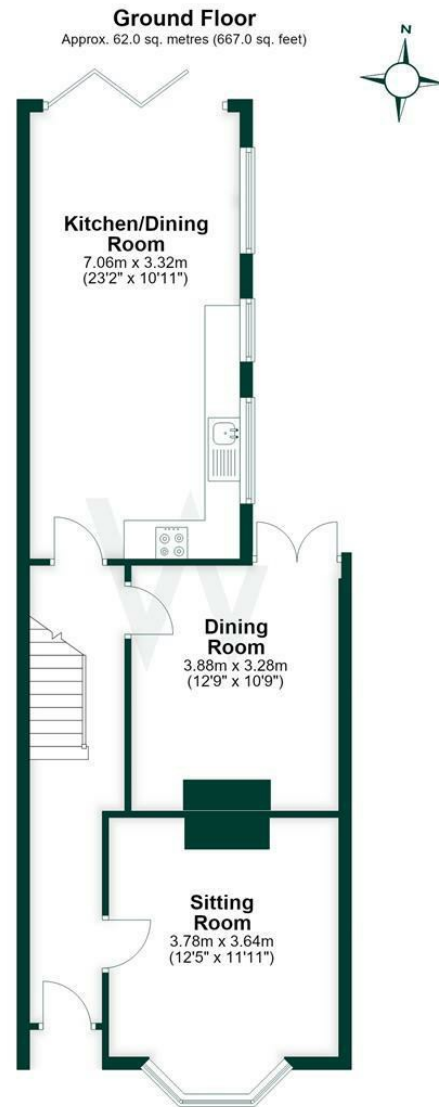
From our office in Castle Street proceed opposite into Scots Lane and at the T junction turn left into Endless Street. Bear round to the right into Albany Road, before bearing left and the property can be found directly in front of you before the right hand bend.

EPC:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

What3Words:

///coach.income.linen



Total area: approx. 122.3 sq. metres (1315.9 sq. feet)