



3 Northleigh Terrace, Wilton, Salisbury, Wiltshire, SP2 0HR

£235,000 Freehold

A Victorian three bedroom semi detached house set in a pedestrianised off road location near to the town centre and offered with no onward chain.

Description

The property is a Victorian semi detached house which has well proportioned accommodation and is offered to the market with no onward chain. The house is set in a pedestrianised side road location and comprises an entrance hallway, a sitting room and a kitchen/dining room which has space for a table and chairs. There is a rear lobby which leads to a useful utility area with plumbing for the washing machine and a rear access door and there is a bathroom with a white three piece suite. On the first floor are three good size bedrooms. Benefits include PVCu double glazing and gas fired central heating. Externally, there is an enclosed front garden and a side access path. To the rear is parking for one car directly behind the house. The property lies in close proximity to the centre of this popular town which has an excellent range of amenities including convenience stores, a library and doctors' and dentists' surgeries. There is an excellent regular bus service to Salisbury which lies approximately three miles away. The property is offered to the market with no onward chain.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance hall

Radiator, stairs, cupboard housing electricity fusebox and meter.

Sitting room 13'11" x 10'9" max (4.26m x 3.30m max)

Window to front, radiator, wood laminate floor, electric fire with timber surround and mantel over and tiled hearth, door to:

Kitchen/dining room 14'1" x 6'9" (4.31m x 2.08m)

Fitted with base and wall units with roll top work surfaces, gas cooker and hob with extractor over, stainless steel sink and drainer with mixer tap under window to rear, space for fridge, wall mounted gas boiler, dining area with space for table and chairs, door to understair cupboard.

Rear lobby

Doors to bathroom and utility area.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with hand held shower over, tiled floor, part tiled walls, heated towel rail, obscure glazed window to rear.

Utility area

Brick and glazed elevations with pitched glazed roof, space/plumbing for washing machine, part glazed door to rear.

Stairs to first floor - Landing

Loft access.

Bedroom one 11'11" x 10'8" (3.64m x 3.27m)

Window to front, open fronted over stair wardrobe area, radiator.

Bedroom two 12'5" x 8'6" both max (3.80m x 2.60m both max)

Window to rear, radiator.

Bedroom three 8'11" x 7'9" (2.73m x 2.38m)

Window to rear, radiator.

Outside

To the front of the property is a gravelled garden enclosed by brick walling and a side access path. To the rear is an off road parking space.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

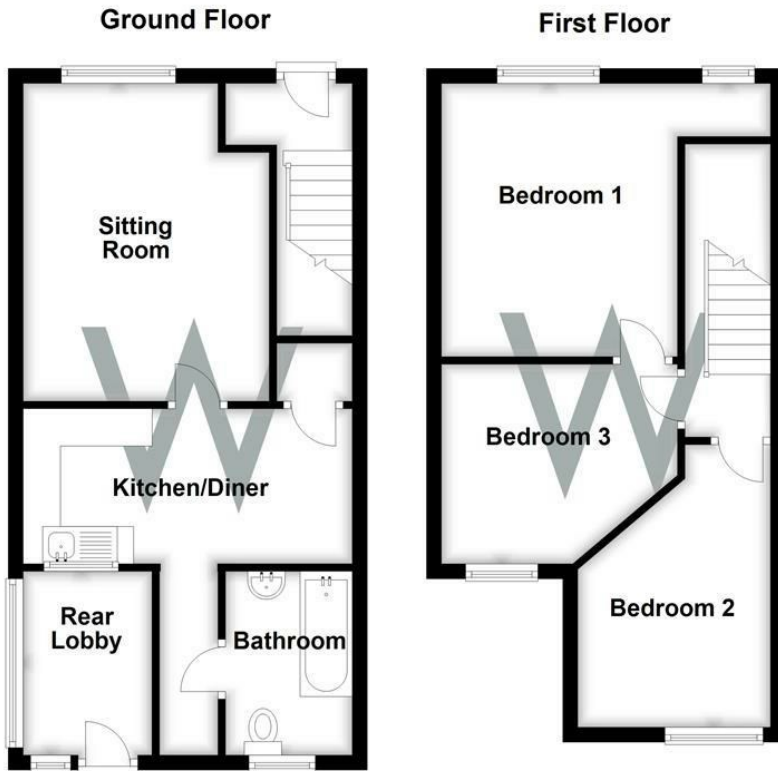
The Council Tax Band is ' B ' and the payment for the year 2024/2025 payable to Wiltshire Council is £1802.86.

Directions

Leave Salisbury on the A36 and upon reaching Wilton turn left at the roundabout after the garden centre. Proceed to the traffic lights in the centre of the town, turning right into North Street. Proceed for approximately 300 yards and Northleigh Terrace can be found towards the end on the right hand side.

WHAT3WORDS

What3Words reference is: [///shredding.pointed.jugs](https://www.what3words.com/pointed.jugs)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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