



2 North Street, Wilton, Salisbury, Wiltshire, SP2 0HE

Offers In Excess Of £175,000 Freehold

A character corner house arranged over three floors with some original features and offered to the market with no onward chain.

Description

The property is a corner end of terrace house situated within the heart of this popular market town. The accommodation is arranged over three floors and on the ground floor offers a sitting room and a kitchen/breakfast room both leading from a central hallway. The sitting room has a feature cast iron fireplace and the kitchen/breakfast room has a double aspect and an attractive and extensive range of white fronted units and the benefit of an integrated electric oven, hob and dishwasher together with space for a table and chairs. On the first floor there are two bedrooms with the main bedroom again having a double aspect and with stairs up to a loft room. The family bathroom has a white suite and there is a shower over the bath. On the second floor is a loft room. The property benefits from gas central heating and period features including fireplaces and exposed beamwork. Centrally situated within Wilton, the house is near to all the amenities this popular town has to offer and there is a regular bus to Salisbury from the adjacent market square. NO ONWARD CHAIN.

Property Specifics

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

Entrance hall

Stairs, wall mounted digital control for central heating system, exposed beams, stone floor.

Sitting room 12'0" x 9'8" (3.68m x 2.96m)

Window to front, feature cast iron fireplace, built in shelving, radiator.

Kitchen/breakfast room 12'11" x 11'6" (3.94m x 3.52m)

Fitted with white fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap, integrated electric oven with four ring induction hob and extractor over, integrated dishwasher, space/plumbing for washing machine, exposed beams, stone floor, radiator, breakfast bar, inset spotlights.

Rear lobby

Storage cupboard, radiator, understair storage area.

Stairs to first floor - landing

Radiator.

Bedroom one 11'11" x 11'4" (3.65m x 3.46m)

Dual aspect with windows to front and side, radiator, inset spotlights, exposed beams, stairs to loft room.

Bedroom two 12'11" x 9'4" (3.96m x 2.86m)

Window to front, radiator, feature cast iron fireplace, inset spotlights.

Bathroom

Fitted with a white suite comprising panelled bath with shower and shower screen, low level WC, pedestal wash hand basin, heated towel rail, extractor, inset spotlights, shaver point, vinyl flooring.

Second floor

Loft room 11'10" x 10'10" sloping ceiling (3.63m x 3.32m sloping ceiling)

(Measurements taken at floor level) Wall mounted gas boiler, radiator, window to front, exposed beamwork.

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 2023/2024 payable to Wiltshire Council is £1,725.35.

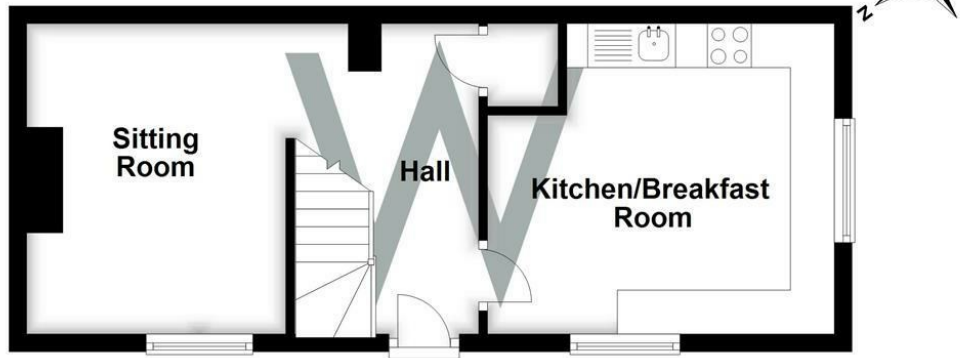
Directions

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. The property is the first house on the right hand side.

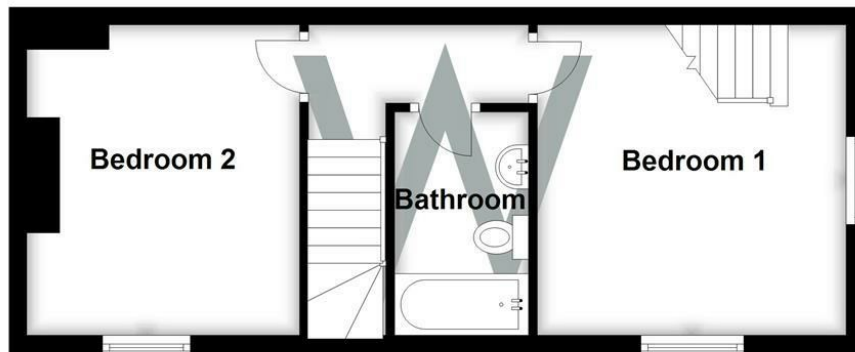
WHAT3WORDS

What3Words reference is: [///educates.hinted.towels](https://www.what3words.com/educates.hinted.towels)

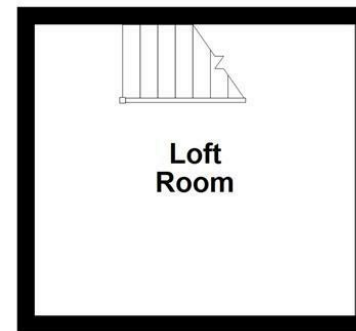
Ground Floor
Approx. 32.5 sq. metres (349.5 sq. feet)



First Floor
Approx. 32.9 sq. metres (354.6 sq. feet)



Second Floor
Approx. 12.1 sq. metres (129.9 sq. feet)



Total area: approx. 77.5 sq. metres (834.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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