



25 Victoria Road, Wilton, Salisbury, Wiltshire, SP2 0DZ

£400,000 Freehold

A high specification new build semi detached house with spacious accommodation, parking and a south facing garden.

Description

A newly built semi detached house constructed by an individual bespoke builder. Brick built and with an attractive partly clad exterior, this house has a cottage style appearance with a modern specification. The accommodation comprises on the ground floor a kitchen/dining room with integrated appliances and access to the private south facing garden, a sitting room and cloakroom. On the first floor are three double bedrooms with a master ensuite shower room to the master bedroom and a family bathroom with a shower over the bath. Benefits include oak veneer doors, electric central heating and solar panels, PVCu double glazing and two parking spaces. Victoria Road is a quiet road lying on the western edge of the popular town of Wilton within easy distance of the amenities Wilton has to offer including shops, doctors, dentist and public houses. NO CHAIN.

Property Specifics

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

Entrance Hall

Part glazed front door, wood effect flooring, electric fusebox, inset spotlights, stairs with cupboard under, airing cupboard housing hot water tank and immersion.

Sitting Room 12'11" x 12'1" (3.96m x 3.69m)

Window to front, TV point, electric heater.

Kitchen/Dining Room 21'2" x 10'9" both max (6.46m x 3.29m both max)

Fitted with a range of base and wall units with work surfaces over, sink and drainer under window to rear, integrated electric oven, hob, extractor and dishwasher, space for fridge/freezer, wood effect floor, space for table and chairs, French doors to rear, electric heater.

Cloakroom

Fitted with a low level WC, wash hand basin, extractor, wood effect floor, obscure glazed window to front.

First Floor - Landing

Loft access with pull down ladder.

Bedroom One 14'11" x 10'4" both max (4.55m x 3.15m both max)

Window to front, electric heater, door to;

En suite shower room

Fitted with a white suite comprising shower cubicle with waterfall style shower head, low level WC, wash hand basin with cupboard under, inset spotlights, obscure glazed window to rear.

Bedroom Two 10'4" x 8'10" (3.17m x 2.70m)

Window to rear, electric heater.

Bedroom Three 10'4" x 8'10" (3.17m x 2.70m)

Window to rear, electric heater.

Bathroom

Fitted with a white suite comprising panelled bath with waterfall style shower over, low level WC, wash hand basin with cupboard under, wood effect floor, inset spotlights, obscure glazed window to side.

Outside

To the front of the house there are two off road parking spaces with a side access path in to the rear garden. This enjoys a southerly aspect with patio and lawn enclosed by timber fencing. There is an outside tap and power point.

Outgoings

The Council Tax Band is to be assessed

Services

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

Directions

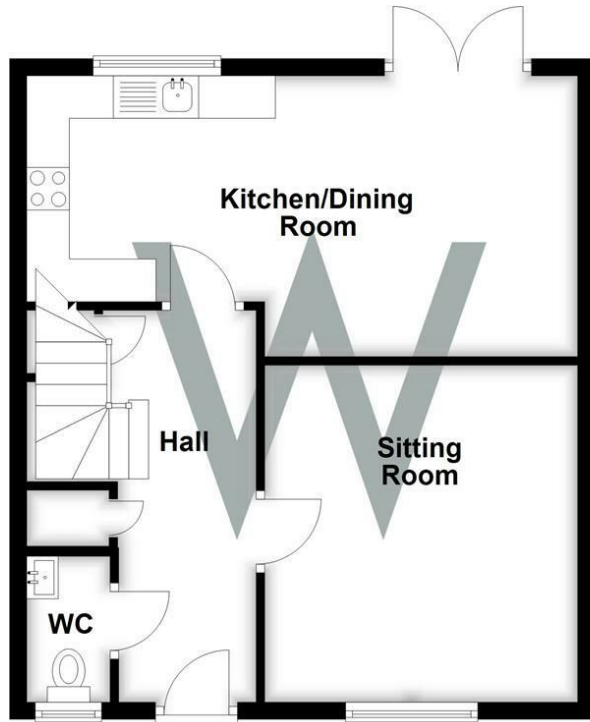
From Salisbury take the A36 Wilton Road. At the roundabout in Wilton turn left passing Wilton House and at the traffic lights continue forwards in to West Street. After a short distance after the left hand bend, take the next right in to Waterditchampton and the next left in to Victoria Road. The property can be found on the left hand side.

WHAT3WORDS

What3Words reference is: [///blackbird.animals.lure](https://www.what3words.com/#!/blackbird.animals.lure)

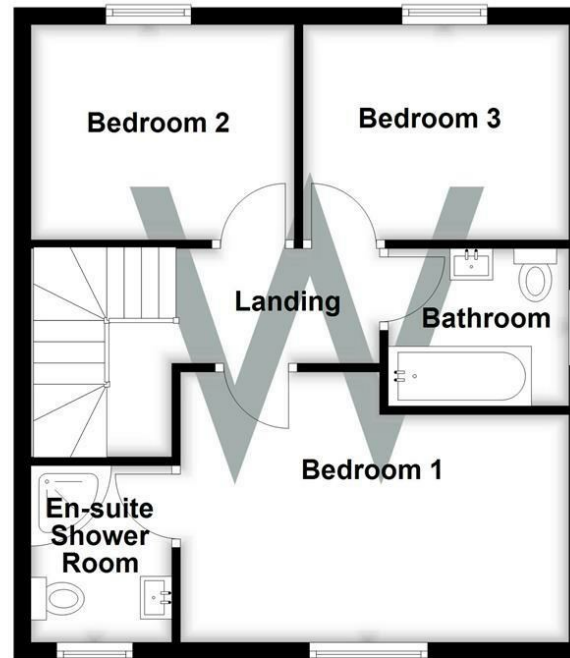
Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)

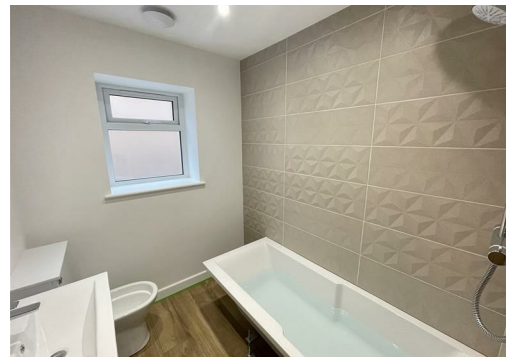


First Floor

Approx. 45.8 sq. metres (492.8 sq. feet)



Total area: approx. 93.3 sq. metres (1004.3 sq. feet)



WHITES

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