



20 Fair View Road, Wilton, Salisbury, Wiltshire, SP2 0BX

£310,000 Freehold

An extended three bedroom semi detached house set in a cul de sac with off road parking and a good size garden.

Description

The property is a three bedroom semi detached house in a cul de sac location on the edge of the popular market town of Wilton. The well proportioned accommodation has been extended and now comprises two reception rooms, an extended kitchen which leads to a conservatory extension and there is also a ground floor cloakroom/shower area. On the first floor are three bedrooms and a bathroom. Benefits include PVCu double glazing, gas central heating, off road parking for two cars and a large garden to the rear. Wilton has a good bus service (including the nearby Park and Ride) providing convenient access into Salisbury, which offers an excellent range of shopping, educational, leisure and cultural facilities as well as a mainline railway station with connections to the West Country and London (Waterloo). Wilton itself supports a good range of amenities including a primary school, public houses, doctors surgeries and dentist and a convenience store with a post office.

Property Specifics

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

Entrance hall

Part glazed side door, stairs with cupboard under, radiator, telephone point.

Sitting room 13'11" x 11'8" (4.25m x 3.56m)

Window to front, wood laminate floor, cast iron fireplace. TV point, door to kitchen.

Dining room 10'11" x 10'0" (3.35m x 3.05m)

Window to front, radiator.

Kitchen 14'4" x 11'10" (4.38m x 3.63m)

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, integrated stove with eight ring gas hob and extractor over, breakfast bar, radiator, sink and drainer, space/plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas boiler, window to side, part glazed door to:

Conservatory 12'0" x 10'2" (3.68m x 3.12m)

Brick and double glazed elevations, radiator, tiled floor, French doors to garden

Cloakroom

Fitted with low level WC, wash hand basin, shower area with Triton shower, part tiled walls, radiator, obscure glazed window to rear.

First floor landing

Window to side, radiator, loft access, storage area.

Bedroom One 11'7" x 11'0" (3.54m x 3.37m)

Window to front, radiator, feature cast iron fireplace.

Bedroom Two 11'2" x 10'0" (3.41m x 3.06m)

Window to front, radiator.

Bedroom Three 10'2" x 9'11" (3.10m x 3.04m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with waterfall style shower and screen, heated towel rail, boarded walls, obscure glazed window to rear.

Outside

To the front of the property there is off road parking for two cars. A side access path and gate leads in to the rear garden which has paved, decked and lawned areas enclosed by timber fencing.

Services

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

Outgoings

The Council Tax Band is C and the payment for the year 2023/2024 payable to Wiltshire Council is £2,129.43

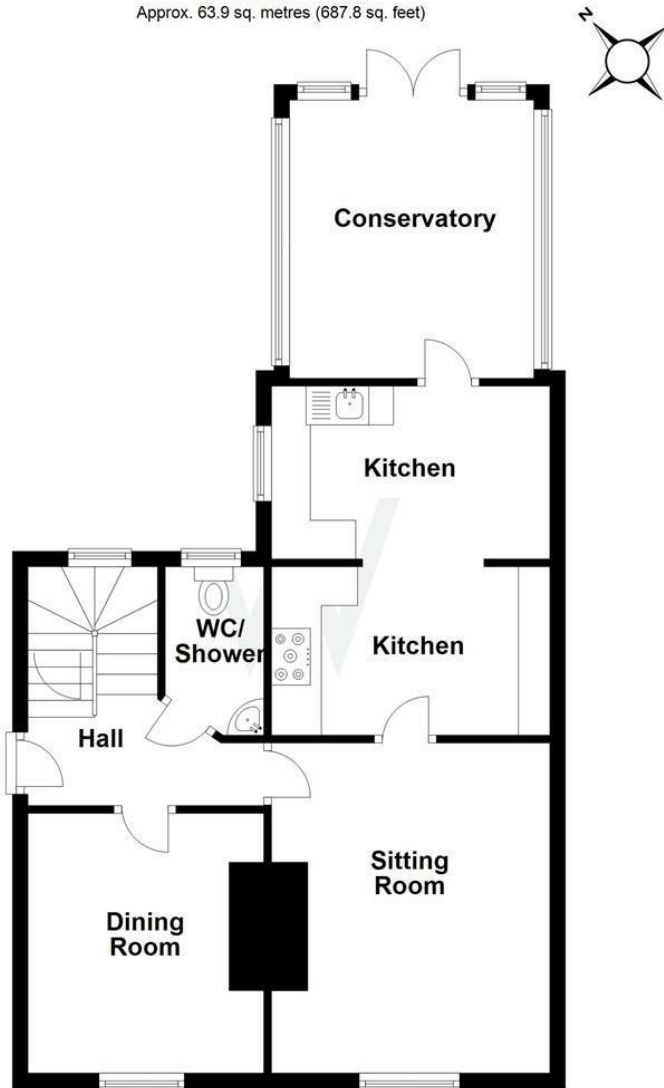
Directions

Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Proceed up the hill before turning left in to Fair View Road. The property can be found after the double bend on the right hand side.

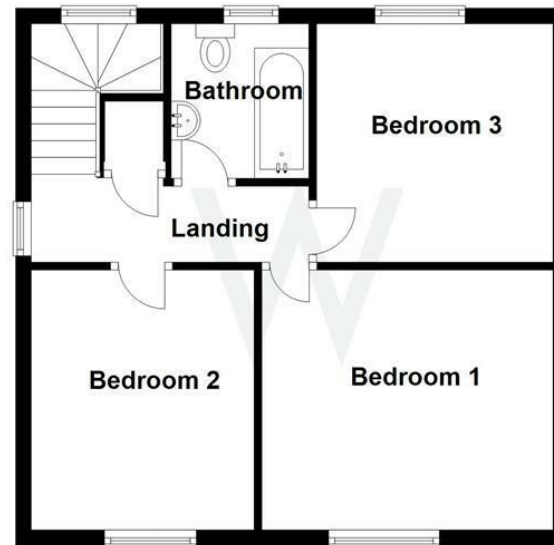
WHAT3WORDS

What3Words reference is: [///waddled.consoled.corkscrew](https://waddled.consoled.corkscrew)

Ground Floor
Approx. 63.9 sq. metres (687.8 sq. feet)



First Floor
Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	82
(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	

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