



5 Hart Close, Wilton, Salisbury, SP2 0FU

Guide Price £325,000 Freehold

A modern and immaculate three bedroom terraced house in popular location benefiting from PVCu double glazing, gas central heating and parking.

Directions

Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Turn right into Hart Close, bear right where the property can be found on the left hand side.

Description

The property is an immaculate three bedroom terraced house constructed by Redrow Homes in 2015 and situated on the popular Erskine Park development on the edge of the popular town of Wilton, which has an excellent range of local amenities. The town 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 convenience store with a post office. The property offers deceptively spacious accommodation with entrance hallway, a sitting room and a kitchen/breakfast room fitted with an excellent range of gloss units, cloakroom, master bedroom with a spacious en-suite shower room together with a range of fitted wardrobes, a further double bedroom and a good single bedroom and family bathroom. The sitting room and kitchen were redecorated in August and have also been upgraded with non-standard aspects. To the rear of the property is a well stocked garden and there are two parking spaces. The property also benefits from PVCU double glazing, gas fired central heating and the remainder of a 10 year LABC warranty.

Property Specifics

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

Part glazed front door to:

Entrance hallway

Stairs to first floor, radiator. Door to:

Sitting room

Window to front, double radiator, TV point, ornamental fireplace with electric fire. Door to understairs storage cupboard. Door to kitchen/breakfast room.

Cloakroom

Fitted with a low level WC, pedestal wash-hand basin, laminate floor, extractor fan, radiator.

Kitchen/breakfast room

Fitted with an excellent range of gloss base and wall units with work surfaces, integrated double oven and grill, integrated four ring gas hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine, ceramic grey brown flecked slate effect floor tiles, space for table and chairs, ceramic sink and drainer with mixer tap under window to rear, French doors to rear, double radiator.

First floor - landing

Radiator, cupboard housing hot water tank, access to loft.

Bedroom one

Double bedroom with two windows to front, radiator, range of fitted wardrobes. Door to:

En-suite shower room

Fitted with a white suite comprising low level WC, wash-hand basin, large shower cubicle, extractor fan.

Bedroom two

Double room with window to rear, radiator.

Bedroom three

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising low level WC, wash-hand basin, panelled bath with shower over and shower screen, part tiled walls, extractor fan, shaver point, heated towel rail.

Outside

The rear garden comprises a patio area with the remainder being lawned and with well stocked flowerbeds. There is a timber shed and the garden is enclosed by timber fencing. Pedestrian rear access, lighting, power and water tap. The two off-road parking spaces can be found to the front.

Services

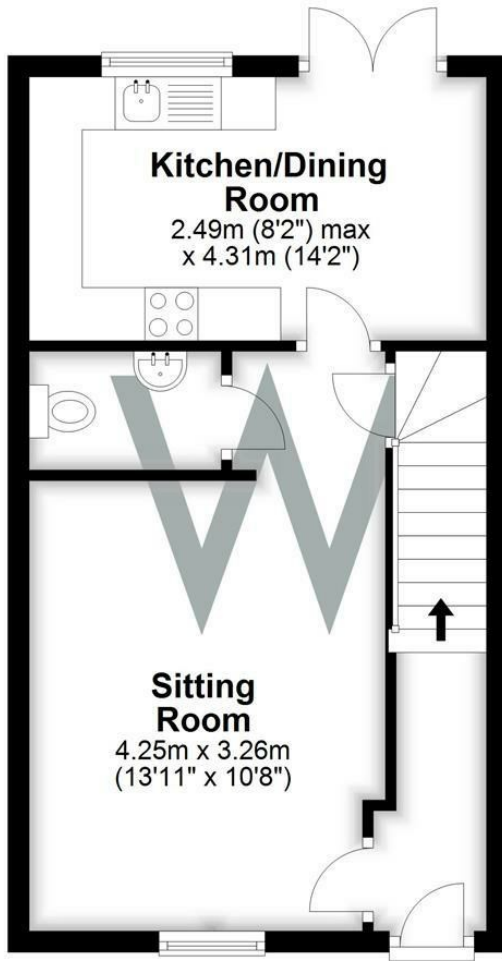
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2022/2023 payable to Wiltshire Council is £2,116.57.

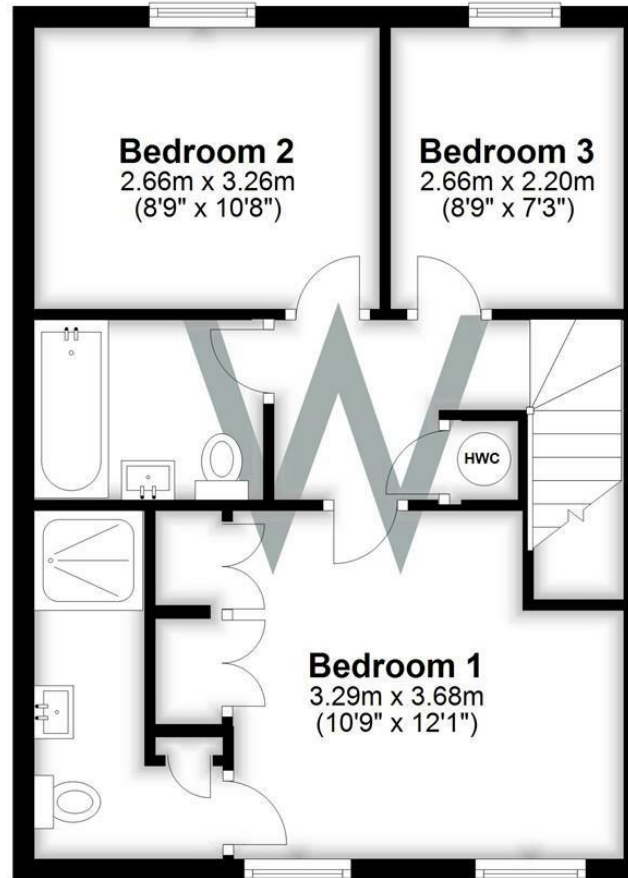
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 77.4 sq. metres (832.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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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