



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

£230,000 Freehold

A well presented two bedroom end of terrace house in a pedestrianised off road location and with river frontage.

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.

Description

The property is an extremely well presented two bedroom Victorian end of terrace house situated towards the end of this popular pedestrianised off road location with river frontage to the rear. The house offers light accommodation with the sitting room and main bedroom having a double aspect and the rear of the property enjoys a south westerly aspect. There is an entrance porch and the sitting room has a woodburner. The kitchen/dining room has an excellent range of units and an integrated oven and grill and there is space for a table and chairs. There is a utility room to the rear. On the first floor are two double bedrooms both with fitted wardrobes and the landing also has a useful storage cupboard. The bathroom has a modern white suite, including a shower over the bath. Benefits include TV points in all rooms, PVCu double glazing, gas central heating and front and rear gardens with side access to the riverside courtyard to the rear (also accessed via the utility room). 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 Porch

Tiled floor, window to side, high level electric fusebox, door to:

Sitting Room 12'3" x 10'3" (3.74m x 3.14m)

Windows to front and side, TV and telephone points, fireplace with woodburner with exposed brickwork and timber mantel over, door to:

Kitchen/Dining Room 12'11" x 11'11" (3.96m x 3.64m)

Fitted with an excellent range of cream fronted base and wall units with roll top work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to rear, integrated electric oven with four ring gas hob and extractor over, space for table and chairs, tiled floor, fitted shelving, radiator, TV point, inset spotlights, stairs with cupboard under, through to:

Utility room 7'10" x 5'4" (2.40m x 1.64m)

Work surface with stainless steel sink and drainer under window to side, space/plumbing for washing machine, space for tumble dryer and fridge/freezer, wall cupboards, inset spotlights, wall mounted gas boiler, tiled floor, glazed door to garden.

First Floor - Landing

Linen cupboard with shelving, loft access.

Bedroom One 12'4" x 10'4" (3.76m x 3.15m)

Windows to front and side, fitted wardrobe with shelving, TV point, radiator.

Bedroom Two 10'1" x 8'6" (3.09m x 2.60m)

Window to rear, fitted wardrobe, radiator, TV point.

Bathroom

Fitted with a white suite comprising timber panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, heated towel rail, tiled floor, extractor, inset spotlights, obscure glazed window to side.

Outside

To the front of the property is a gravelled area enclosed by low level brick wall. There is a useful tap. There is side access in to the rear courtyard garden which has river frontage.

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.

WHAT3WORDS

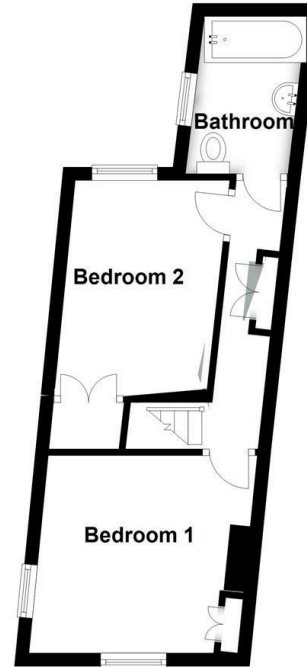
What3Words reference is: [///shredding.pointed.jugs](https://www.what3words.com/pointed.jugs)



Ground Floor
Approx. 30.0 sq. metres (322.6 sq. feet)



First Floor
Approx. 27.0 sq. metres (290.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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