



2 Kingsmead, Great Wishford, Salisbury, Wiltshire, SP2 0PU

Guide Price £265,000 Freehold

**A delightful modern terraced house offered in superb order throughout together with garden, brick built store and parking.**

### **Directions**

From the city proceed west along the A36 passing Wilton on the left hand side. Continue through South Newton and turn left towards Great Wishford. Take the first left into South Street and at the T-junction turn left onto the Wishford Road. Kingsmead is second on the left where No. 2 will be found on the left hand side.

### **Description**

Offered in really superb condition, a modern terraced house in a small cul-de-sac on the edge of this popular village about six miles north west of Salisbury. Believed to be built in the 1980s with brick elevations under a tiled roof, the accommodation consists of entrance hall, refitted kitchen, good sized sitting room with a fireplace, conservatory, two bedrooms and refitted bathroom. There are recently installed night storage heaters and the property has been rewired throughout. Further benefits include double glazing, two parking spaces, easy maintenance front and rear gardens, brick built store and small area of parking for motor bikes and bicycles. The property benefits from great attention to detail and would make an ideal first time purchase or investment.

### **Property Specifics**

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

#### **Hallway**

Stairs to first floor with understairs cupboard, vinyl flooring.

#### **Sitting room 14'0" x 13'11" max (4.28m x 4.26m max)**

Feature open fireplace with slate hearth and wooden mantel, log store to side with shelving, brand new carpet. Opening to:

#### **Conservatory 13'1" x 6'0" (3.99m x 1.85m)**

Sliding doors to garden.

#### **Kitchen 10'5" x 7'6" (3.18m x 2.29m)**

Range of wooden work surfaces with painted wall and base cupboards and drawers, single drainer ceramic sink unit with mixer tap over, electric oven with cooker hood over, built-in dishwasher, plumbing and space for washing machine, wood laminate flooring, tiled walls. Under cupboard lighting and ceiling downlighters.

### **First floor - landing**

With built-in storage cupboard, hatch to loft space.

#### **Bedroom one 14'0" x 8'4" (4.28m x 2.55m)**

Sliding door leading to large walk-in wardrobe.

#### **Bedroom two 10'9" x 7'5" (3.3m x 2.28m)**

Door to wardrobe.

### **Bathroom**

White suite of panelled bath with low level WC and wash-hand basin with cupboard below. Tiled walls, thermostatic mixer shower, ceiling downlighters and extractor fan. Underfloor heating.

### **Outside**

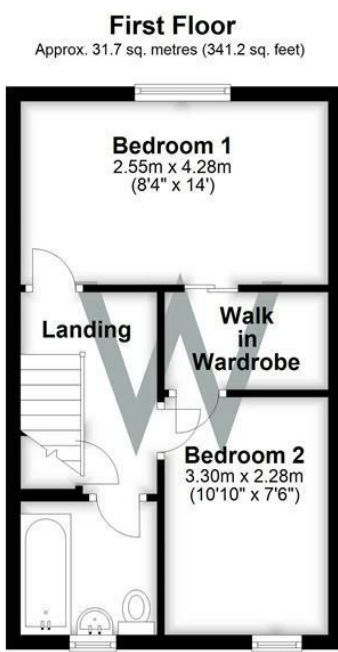
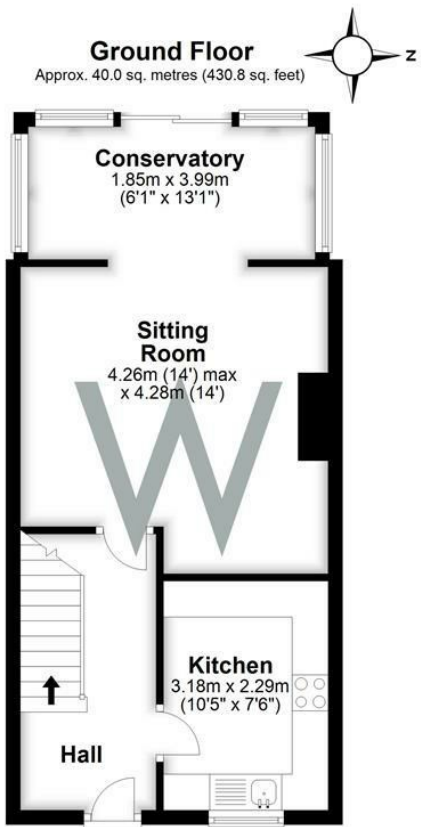
To the front of the property there are two parking spaces with bin store and dustbin cover. Low brick wall with steps lead up to front garden with a sitting area, mature shrubs and flower beds. The rear garden is terraced for easy maintenance and enclosed by timber fencing. There are double gates to the rear which lead to a small area of parking for motor bikes and bicycles. There is also a useful brick store.

### **Services**

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

### **Outgoings**

The Council Tax Band is 'C' and the payment for the year 2020/2021 payable to Wiltshire Council is £1635.12.



Total area: approx. 71.7 sq. metres (772.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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	



