



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

£225,000 Freehold

## An attractive two bedroom end of terrace Victorian house in a pedestrianised side road location in the centre of this popular town.

### Description

The property is a well presented two bedroom Victorian end of terrace house situated in this popular pedestrianised off road location in the centre of the popular market town of Wilton. The accommodation comprises an entrance hallway, a sitting room with a woodburner and this leads to the dining room. The kitchen has a good range of units with an integrated oven and gas hob (the fridge/freezer and dishwasher can be included). There is a utility area with a door to the rear where there is a parking space. On the first floor are two good sized bedrooms with the main bedroom having a cast iron feature fireplace and exposed floorboards and the bathroom has an attractive four piece suite. Benefits include gas central heating, majority PVCu double glazing and an area of front garden. 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.

### Property Specifics

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

#### Entrance Hall

Stairs to front door, radiator, through to dining room.

#### Sitting Room 10'11" x 10'2" (3.33m x 3.12m)

Window to front, fireplace with inset woodburner, cupboard housing electric fusebox, through to;

#### Dining Room 14'2" x 10'4" (4.34m x 3.15m)

Sash window to utility area, space for table and chairs, radiator, wall mounted thermostat, under stair cupboard, door to;

#### Kitchen 8'7" x 7'4" (2.62m x 2.26m)

Fitted with base and wall units, sink and drainer, integrated electric oven with four ring gas hob and extractor over, tiled floor, space/plumbing for dishwasher, space for fridge/freezer, part glazed door and window to;

#### Utility Room 8'3" x 6'5" (2.54m x 1.96m)

Wall mounted gas boiler, space/plumbing for washing machine, window to side, inset spotlights, part glazed door to rear.

### First Floor - Landing

Radiator, loft access.

#### Bedroom One 14'2" max x 10'4" (4.34m max x 3.17m)

Window to front, radiator, feature cast iron fireplace, exposed floorboards.

#### Bedroom Two 10'2" max x 8'5" (3.10m max x 2.59m)

Sash window to rear, radiator.

### Bathroom

Fitted with a white suite comprising corner shower cubicle, timber panelled bath, low level WC, pedestal wash hand basin, fitted cupboards, inset spotlights, obscure glazed window to rear.

### Outside

To the front of the property is a lawn with a flower border, picket fence and a path to the front door. To the rear is a parking space

### 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 £1725.35.

### Directions

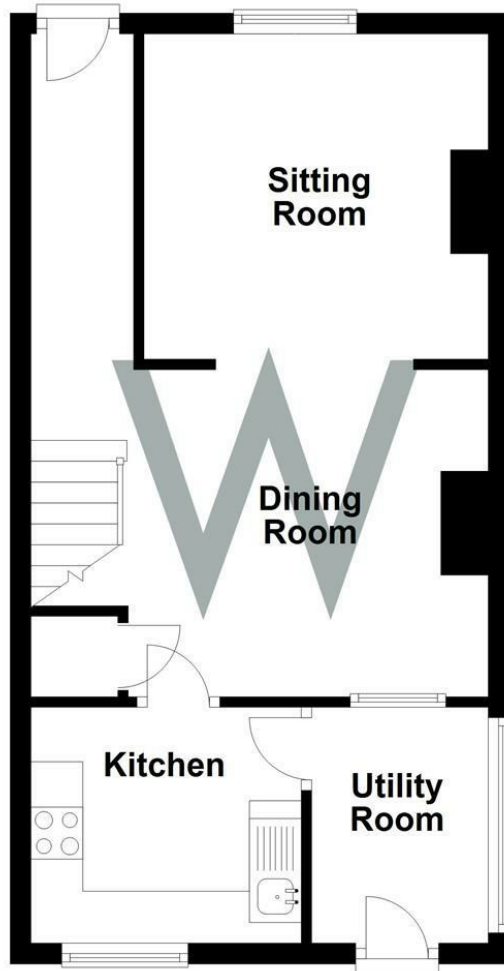
Leave Salisbury on the A36 and upon reaching Wilton turn left at the roundabout after the garden centre. Proceed to the traffic lights in the centre of the town, turning right into North Street. Proceed for approximately 300 yards and Northleigh Terrace can be found on the left hand side.

### WHAT3WORDS

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

## Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	85
	EU Directive 2002/91/EC		

**WHITES**  
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