



43b Russell Street, Wilton, Salisbury, Wiltshire, SP2 0BG

Guide Price £350,000

A hidden gem, privately nestled in the town centre together with water frontage and delightful garden.

Directions

From Salisbury take the A36 Wilton Road, turning left at the roundabout towards Wilton. Proceed over the bridge and as the road bears right take the first right into Russell Street, where Riverside Cottage will be found on the right hand side, accessed via a pedestrian gate.

Description

A hidden gem, nestled privately off Russell Street in the centre of the town, together with a delightful, sunny and well stocked garden, backing onto a tributary of the River Wylde and a workshop that could be converted to further accommodation. This is a rare find, a character cottage, previously the old forge, set back from the road, mainly a bungalow with upstairs bedroom, offered in good order with gas central heating and double glazing. Vacant possession is offered.

Property Specifics

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

Front Door to:

Kitchen/Breakfast Room

Range of work surfaces with range of base and wall mounted cupboards and drawers. Inset, single drainer stainless steel sink, electric cooker, space and plumbing for washing machine, extractor fan, tiled floor and part tiled walls. Cupboard housing consumer units. Window overlooking the garden.

Inner Hall

Heating controls and thermostat, smoke alarm, hatch to loft space.

Shower Room

Corner shower cubicle with electric shower, low level wc, wash hand basin, with cupboard below, heated towel rail, cupboard housing Worcester combination gas fired boiler for heating and hot water.

Bedroom Two

Picture window overlooking the garden.

Sitting Room

Stairs to first floor, window overlooking and door to garden. Exposed beam.

Workshop

With power and light, window overlooking the stream, double doors to garden. NB This room could be converted to form further accommodation or alternatively just a garden room.

First Floor

Bedroom One

Window overlooking the garden, hatch to loft, range of deep wardrobe cupboards, exposed beams.

Garden

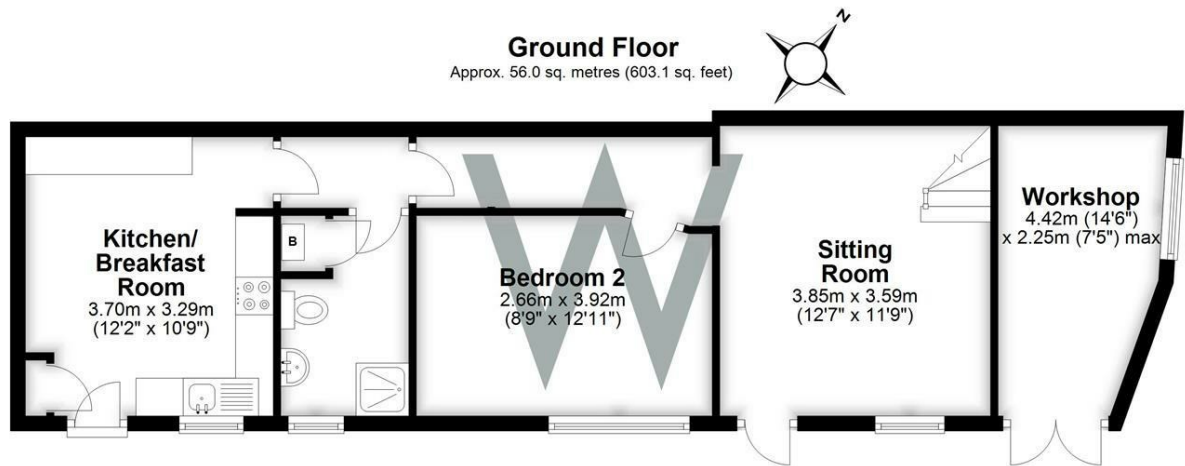
The cottage has pedestrian access from Russell Street and is then reached through a 6 foot high wooden gate and side fence. The garden is a delight, being a gardeners paradise! There is a large expanse of gravel seating area with exceptionally well stocked borders with herbaceous, shrubs, climbing plants and roses all set behind low box hedging. Continue to the end of the garden and the tributary will be seen flowing by.

Services

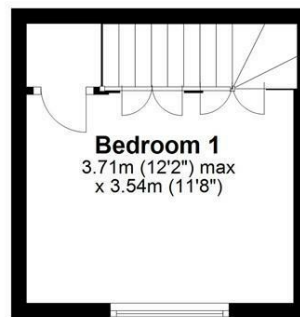
Mains gas, water, electricity and drainage are connected to the property.

Outgoings

The Council Tax Band is 'B' and the payment for the year 2022/2023 payable to Wiltshire Council is £1,646.21.



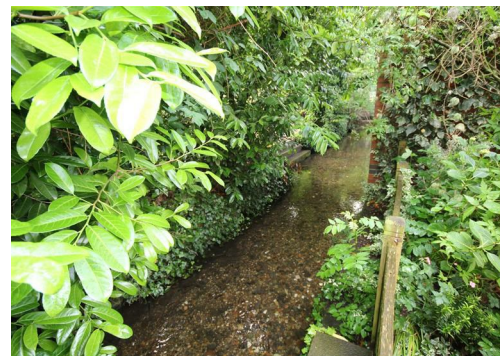
First Floor
Approx. 13.1 sq. metres (141.5 sq. feet)



Total area: approx. 69.2 sq. metres (744.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)	88	Very environmentally friendly - lower CO ₂ emissions 82-91 (A)	
81-81 (B)		81-91 (B)	
69-80 (C)		69-80 (C)	
55-68 (D)	62	55-68 (D)	
39-54 (E)		39-54 (E)	
21-38 (F)		21-38 (F)	
1-20 (G)		1-20 (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk

