



45a Shaftesbury Road, Wilton, Salisbury, Wiltshire, SP2 0DT

Guide Price £425,000 Freehold

**A detached family home on the edge of the town with a lovely outlook and in good order throughout, offered with no chain.**

### **Description**

A most interesting detached family home with upside down accommodation to take advantage of the rear outlook, offering exceptionally spacious accommodation of 1,650sq ft. Offered in excellent order together with double glazing and gas central heating.

### **Porch**

### **Hall**

With stairs to first floor.

### **Bedroom One**

Incorporating a dressing area with extensive range of built in wardrobes.

### **En-suite Shower Room**

White suite of shower cubicle with thermostatic shower over, low level wc and wash hand basin. Heated towel rail.

### **Bedroom Two**

Built in wardrobe.

### **Bedroom Three**

### **Bathroom**

P-shaped bath with thermostatic shower over and glass screen, hand basin with cupboard below, low level WC.

### **Store/Utility**

This is an internal room suitable for a variety of purposes.

### **Garden Room**

Double sliding doors to garden, tiled floor.

### **First Floor - Landing**

Cupboard housing high pressure hot water tank.

### **Sitting Room**

Sliding doors to paved terrace.

### **Dining Room**

### **Kitchen**

Range of work surfaces with inset one and a half bowl sink and drainer with mixer tap over, oven with extractor hood over, fridge/freezer, dishwasher, base and wall mounted cupboards and drawers.

### **Cloakroom**

Low level wc and hand basin.

### **Outside**

The property is approached via a large gravel driveway offering ample parking and turning area. To the sides are high level borders with shrubs and hedging. Pedestrian side access leads to the southerly aspect rear garden which is enclosed by timber fencing. The rear garden is laid to lawn with steps up to a paved terrace with a lovely outlook. Flower beds, vegetable area, garden shed.

### **Services**

All mains services are connected.

### **Outgoings**

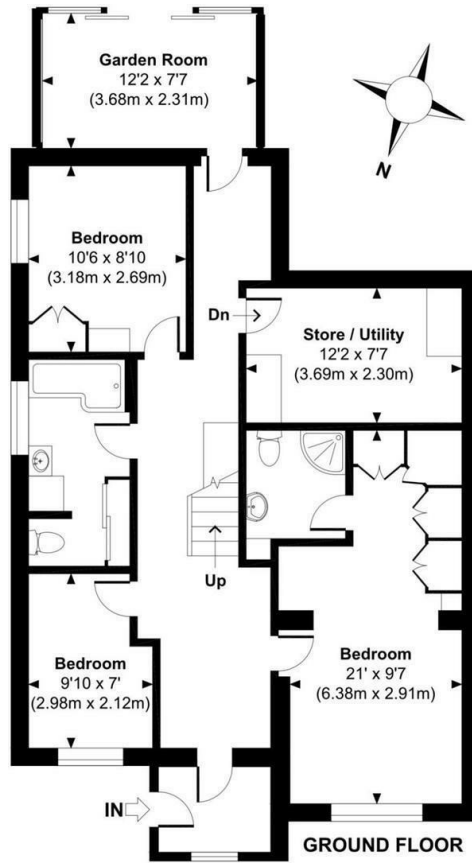
The Council Tax Band is 'D' and the payment for the year 2023/2024 payable to Wiltshire Council is £2218.31.

### **Directions**

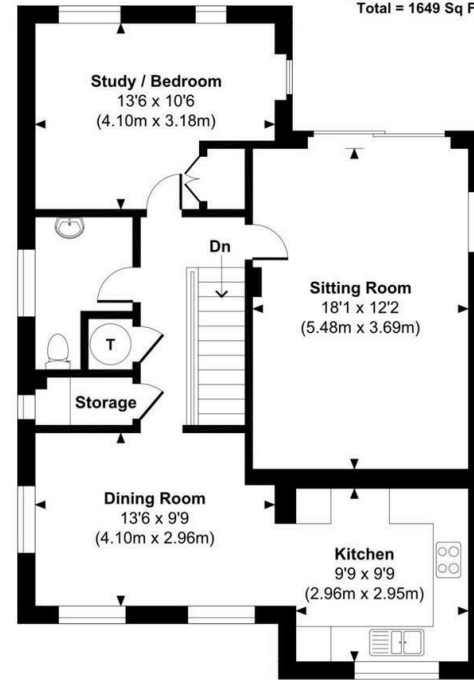
From Salisbury proceed west on the A36 and on the roundabout to the north of Wilton take the first exit left towards the town centre. Continue through the traffic lights onto West Street and follow the road around to the left into Shaftesbury Road whereupon the property will be seen after the mini roundabout on the left hand side.

### **WHAT3WORDS**

What3Words reference is: ///trump.improving.submitted



**Shaftesbury Road**  
 Approximate Gross Internal Area  
 Total = 1649 Sq Ft / 153.22 Sq M



**FIRST FLOOR**



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA, and no responsibility is taken for any error, omission or misrepresentation.



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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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>		EU Directive 2002/91/EC	



