



2 Wylve Terrace, Wylve, Warminster, Wiltshire, BA12 0RH

£325,000 Freehold

A well presented three bedroom terraced house with large front and rear gardens.

Description

The property is a well presented three bedroom terraced house in a small terrace of three other houses. The accommodation comprises on the ground floor an entrance lobby, a sitting room with a double aspect, a kitchen/breakfast room with walk-in larder, a utility room and a bathroom. On the first floor are three bedrooms. The house has a large front garden so it is set back from the road and there is also a large rear garden. Further benefits include PVCu double glazing and oil central heating. Wyllye Terrace is situated in this popular village which has excellent facilities including a shop/post office, a public house and there is also convenient access onto the A303 and A36. Salisbury lies approximately 12 miles away and offers a further range of amenities including a mainline railway station serving London Waterloo. The property is offered to the market with no onward chain.

Property Specifics

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

Entrance lobby

Stairs, radiator, wooden floor, door to bathroom and to:

Sitting room 16'6" x 10'11" (5.03m x 3.34m)

Windows to front and rear, wooden floor, open fireplace with stone surround, hearth and mantel, radiator, TV point, door to:

Kitchen 9'8" x 8'7" (2.97m x 2.63m)

Fitted with cream fronted base and wall units with work surfaces over, sink and drainer under window to rear, integrated electric oven with hob and extractor over, space for fridge, space for table and chairs, radiator, tiled floor, door to walk-in larder cupboard with space for freezer and window to front, door to:

Utility room

Outside tap, windows to side and rear, part glazed door to garden, space/plumbing for washing machine, space for tumble dryer, door to boiler room housing floor mounted oil fired boiler with window to rear.

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail, obscure glazed window to front.

Stairs to first floor - landing

Window to rear, loft access.

Bedroom one 16'6" x 8'7" (5.04m x 2.64m)

Windows to front and rear, radiator, picture rail, over stair wardrobe.

Bedroom two 10'11" x 9'2" (3.35m x 2.81m)

Window to front, radiator, over stair wardrobe.

Bedroom three 7'9" x 6'11" (2.38m x 2.13m)

Window to rear, radiator.

Outside

A shared path leads to the front door. The front garden is lawned and leads down to a residents parking bay. The rear garden is mainly lawned with a metal shed, timber decked area and a raised low maintenance flower bed to the rear where there is also a timber shed. A side gate provides access across a neighbours garden to the front of the terrace.

Services

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

Outgoings

The Council Tax Band is ' B ' and the payment for the year 2023/2024 payable to Wiltshire Council is £1,632.01

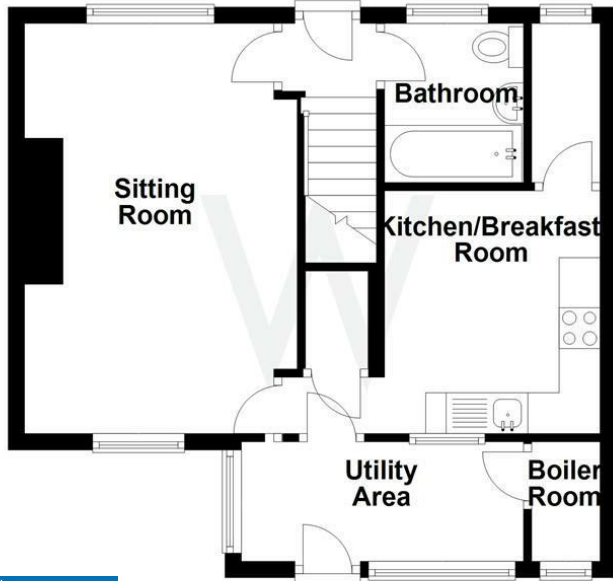
Directions

Leave Salisbury on the A36 passing across the roundabout at Wilton and continuing through the villages of South Newton and Stoford. At the junction with the A303 after approximately 5 miles turn left signposted to Wyllye. Proceed into the village turning left into the High Street and bear left into Fore Street. Continue around to the left and the property can be found after a short distance on the right hand side.

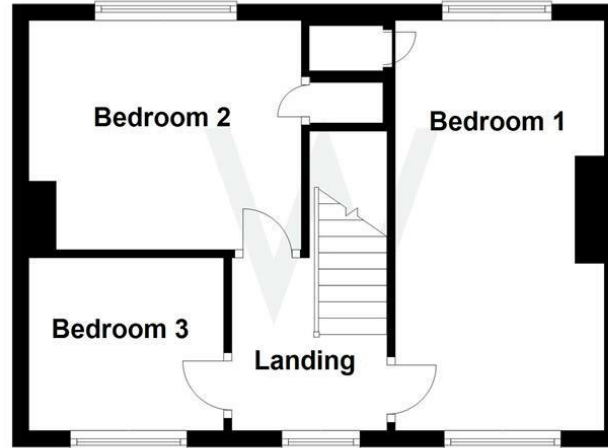
WHAT3WORDS

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Ground Floor
Approx. 42.2 sq. metres (453.9 sq. feet)



First Floor
Approx. 35.3 sq. metres (380.2 sq. feet)



Total area: approx. 77.5 sq. metres (834.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		85
81-91	B		
69-80	C	63	
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	



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