



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

£225,000 Freehold

An updated Victorian two bedroom end of terrace house at the end of a pedestrianised area and centrally located in this popular town. NO CHAIN.

Description

The property is an extremely well presented two bedroom Victorian end of terrace house situated towards the end of this popular pedestrianised off road location with river frontage to the rear. The house has been extensively refurbished by the current owner with work carried out including a new roof, new PVCu double glazing and central heating, rewiring and refitted kitchen units and bathroom suite. The house now offers a light and spacious property that is offered to the market with no chain. The accommodation comprises an entrance hall that leads through to the dining room and to a sitting room which has an open chimney flue. The kitchen has an attractive range of units and an integrated oven and hob whilst on the first floor there are two good size bedrooms and a large bathroom with a contemporary white suite. To the rear is a riverside courtyard garden and the rear elevation of the house has weather proof cladding. There is scope for further improvement as some damp proofing work is required (see agents note below). 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. The property is offered to the market with no onward chain.

Property Specifics

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

Entrance hall

Part glazed front door, heating control, radiator, through to dining room, stairs to first floor, door to:

Sitting room 15'6" x 10'11" (4.73m x 3.34m)

Window to front, TV point, radiator, cupboard housing electric fusebox.

Dining room 10'10" x 9'8" (3.31m x 2.95m)

Window to rear, radiator, understair cupboard, door to:

Kitchen 11'8" x 6'9" (3.58m x 2.07m)

Fitted with base and wall units with work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, further window and part glazed door to side, integrated electric oven with four ring hob and extractor over, inset spotlights.

Stairs to first floor - Landing

Doors to bedrooms and bathroom.

Bedroom one 15'6" x 10'11" (4.73m x 3.34m)

Two windows to front, TV point, radiator.

Bedroom two 10'10" x 9'8" (3.31m x 2.95m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over and shower screen, low level WC, wash hand basin with cupboard under, wall mounted Worcester gas boiler for central heating/hot water system, inset spotlights, heated towel rail, extractor, windows to side and rear.

Outside

To the rear of the property is a resin riverside courtyard area.

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 £1,863.25.

Directions

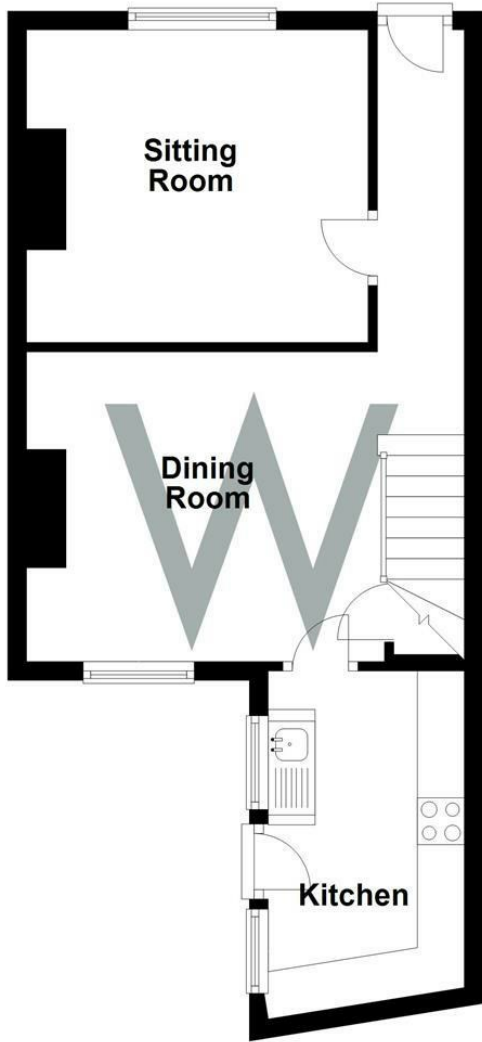
Leave Salisbury on the A36 and upon reaching Wilton turn left at the roundabout after the garden centre. Proceed to the traffic lights in the centre of the town, turning right into North Street. Proceed for approximately 300 yards and Northleigh Terrace can be found at the end on the right hand side.

WHAT3WORDS

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

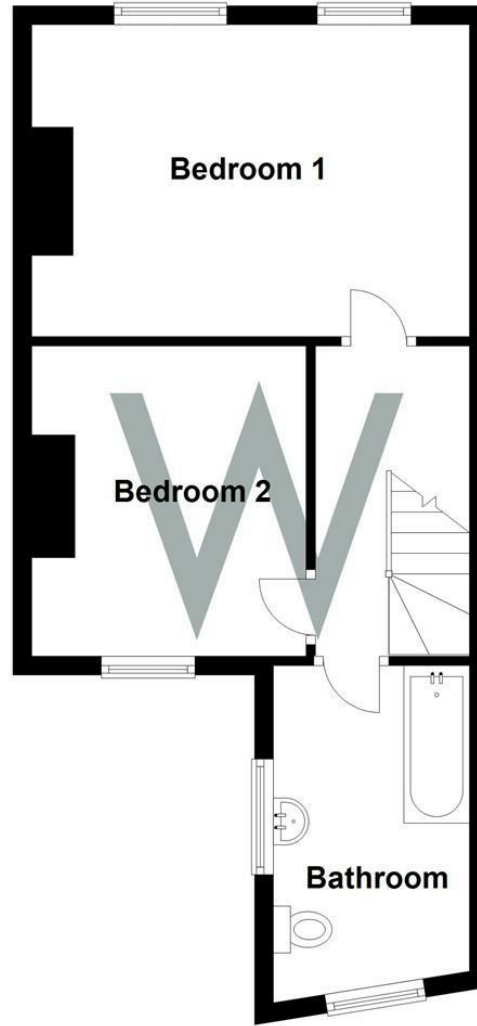
Ground Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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