



35 Victoria Road, Wilton, Salisbury, Wiltshire, SP2 0DZ

£335,000 Freehold

## A three bedroom semi detached house in a popular road on the edge of the town.

### Description

The property is a three bedroom semi detached house situated in a popular residential road on the edge of the popular town of Wilton. The accommodation has been altered by the current owner to provide a study and cloakroom on the ground floor in addition to a sitting/dining room and kitchen. The house also benefits from a conservatory extension. On the first floor are three bedrooms and a bathroom with a white four piece suite. There is off road parking for two cars and the rear garden enjoys a southerly aspect. The property also benefits from PVCu double glazing and gas central heating. Victoria Road is a residential side road on the western edge of the town and is within walking distance of the town centre. Wilton has an excellent range of amenities including doctors' and dentists' surgeries, public houses, a library and convenience stores. There is also a regular bus service to Salisbury which lies approximately three miles away.

### Property Specifics

The accommodation is arranged as follows:

#### Entrance Hall

Window to side, radiator.

#### Cloakroom

Fitted with a low level WC, wash hand basin, extractor, wall mounted gas boiler, window to side.

#### Study 16'7" x 7'10" both max (5.08m x 2.40m both max)

Window to front, radiator, fitted cupboards and shelving.

#### Sitting Room 14'9" x 11'0" (4.50m x 3.36m)

Window to front, radiator, telephone point, fireplace with inset living flame gas fire with timber surround and mantel, stairs with cupboard under, through to;

#### Dining Area 9'2" x 8'1" (2.80m x 2.48m)

Window to rear, space for table and chairs, radiator.

#### Kitchen 10'1" x 7'10" (3.08m x 2.41m)

Fitted with base and wall units with work surfaces over, sink and drainer under window to rear, integrated electric oven, space for fridge and freezer, pull out racking, door to;

#### Conservatory 14'1" x 5'1" (4.31m x 1.57m)

Brick and double glazed elevations, part glazed door to garden.

#### First Floor - Landing

Loft access.

#### Bedroom One 12'3" x 9'2" (3.75m x 2.81m)

Window to front, built in wardrobe, radiator.

#### Bedroom Two 9'2" x 8'2" (2.81m x 2.51m)

Window to rear, built in wardrobe, radiator.

#### Bedroom Three 10'1" x 8'2" (3.08m x 2.50m)

Window to front, radiator.

#### Bathroom

Fitted with a white suite comprising shower cubicle, walk in bath with shower over, low level WC, pedestal wash hand basin, airing cupboard housing hot water tank and immersion with shelving, heated towel rail, obscure glazed window to rear.

#### Outside

To the front of the house is an off road parking area for two cars. There is side access in to the rear garden which is gravelled and has a raised border. There is a timber shed and it is fully enclosed by timber fencing.

#### Services

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

#### Outgoings

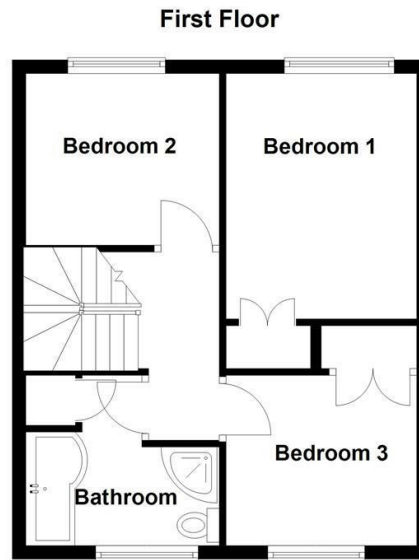
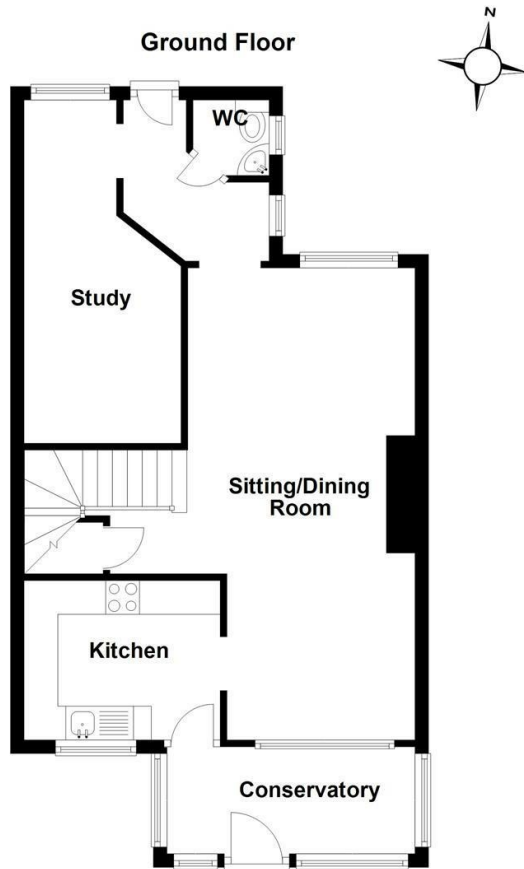
The Council Tax Band is 'C' and the payment for the year 2023/2024 payable to Wiltshire Council is £1971.84.

#### Directions

Leave Salisbury on the A36 and proceed through the town of Wilton. Continue forwards at the traffic lights in the centre of the town in to West Street and after the road bends to the left turn right in to Waterditchampton. Take the next left in to Victoria Road and the property can be found halfway up on the left hand side.

#### WHAT3WORDS

What3Words reference is: ///graphic.polices.trustees



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	

**WHITES**  
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