



7 Florence Court, Wilton, Salisbury, Wiltshire, SP2 0FD

Guide Price £410,000 Freehold

An attractive three bedroom terraced house situated in a courtyard development.

Description

The property is a well presented three bedroom terraced house nicely situated in this prestigious development in the centre of Wilton. Set in a gated community, the courtyard development has attractive brick and flint buildings set around a central and attractive communal garden area and it offers independent living for the over 55's. The property has well proportioned accommodation and comprises a large entrance hallway, a sitting room and a dining room which both have French doors leading on to the attractive courtyard garden which is larger than most on the development and enjoys a southerly aspect. The kitchen has a good range of units and fully integrated appliances and there is also a shower room. On the first floor are three bedrooms, two of which are double rooms with fitted wardrobes. There is also a bathroom with a door on to the landing and also in to the main bedroom. Further benefits include double glazing, gas central heating and a covered parking space within a car barn in addition to visitor spaces. There is an on site manager (mornings only) whose office is by the gated entry. The property is located within easy reach of the market square and the town has a famous church, a weekly market, a community centre, doctor's surgery, dentist's practice, post office and a variety of shops. There is a good bus service to Salisbury which is four miles away.

Property Specifics

The accommodation is arranged as follows:

Entrance Hall

Timber front door with glazed viewer, inset doormat, stairs with cupboard under, radiator.

Sitting Room

French doors and windows to rear, window to side, radiator, electric fireplace with stone surround.

Dining Room

French doors and windows to rear, radiator.

Shower Room

Fitted with a white suite comprising low level WC, wash hand basin with cupboard under, shower area, heated towel rail, shaver point, extractor.

Kitchen

Fitted with base and wall units with work surfaces and tiled splashbacks, sink and drainer with mixer tap under window to front, integrated washing machine, dishwasher, electric oven, grill, four ring gas hob with extractor over.

First Floor - Landing

Window to front, radiator, airing cupboard housing wall mounted gas boiler and hot water tank, loft access.

Bedroom One

Window to rear, radiator, fitted double wardrobes, telephone point, door to bathroom.

Bedroom Two

Window to rear, fitted double wardrobes, radiator.

Bedroom Three

Window to front, radiator, fitted cupboard with shelving, telephone point.

Bathroom

Fitted with a white suite comprising panelled bath with hand held shower over, low level WC, wash hand basin with cupboard under, tiled floor and part tiled walls, heated towel rail, shaver point, extractor.

Outside

To the rear is an attractive courtyard garden which enjoys a private, southerly aspect enclosed on all sides with two outside lights and a tap.

Outgoings

The Council Tax Band is 'D' and the payment for the year 2024/2025 payable to Wiltshire Council is £2,317.96.

Agents note

The annual service charge 2024 - 2025 was £1844 and the ground rent is £310.16 per annum. NO PETS ALLOWED.

Services

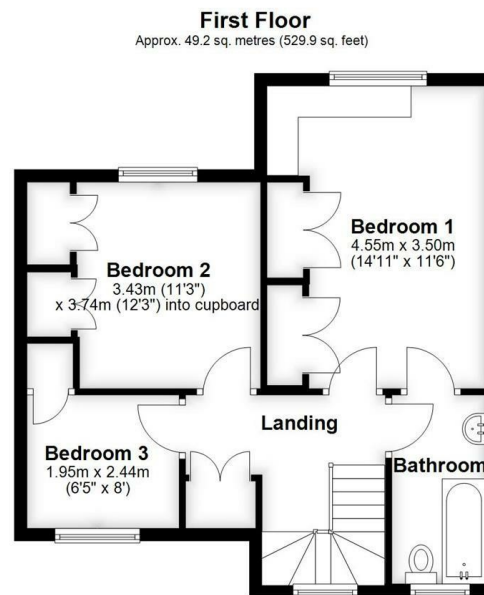
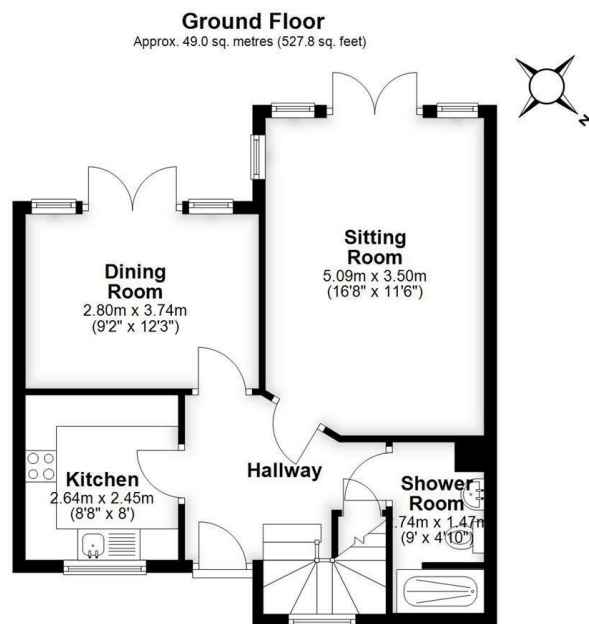
Mains gas, water, electricity and drainage are connected to the property.

Directions

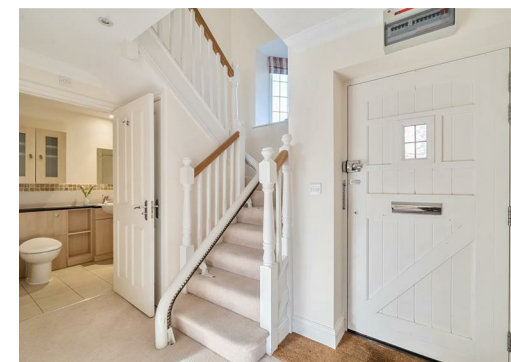
From Salisbury take the A36 Wilton Road and at the roundabout turn left on to the A30, through Wilton. Proceed through the traffic lights and turn left in to Florence Mews before the road bears left in to Shaftesbury Road. At the end turn left in to Florence Court. The property can then be found on the right hand side.

WHAT3WORDS

What3Words reference is: ///crinkled.sundial.grad.



Total area: approx. 98.3 sq. metres (1057.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(69-80) C		
(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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