



19 Kings Gate, Wilton, Salisbury, Wiltshire, SP2 0RP

£325,000 Freehold

About The Property

The property is an extremely well presented two bedroom semi detached house with a conservatory extension and an open aspect to the rear. It is set within a quiet cul de sac near to the town centre.

The accommodation comprises an entrance porch with an inset doormat and a glazed door leads to the sitting room. Stairs lead from this room to the first floor and they have a useful storage cupboard under. The kitchen/dining room has an excellent range of units with an integrated electric oven and four ring gas hob with extractor over, space and plumbing for both a washing machine and dishwasher and a space for a fridge/freezer. The current owners have created a seating/reception area although this could be used for a dining table and chairs. French doors lead in to the conservatory which is utilised as a dining room and this has part brick and double glazed elevations with French doors leading in to the garden.

On the first floor are two double bedrooms which both have fitted wardrobes and the main bedroom has a useful fitted shelf. The family bathroom has a white three piece suite with a shower over the bath.

To the front of the property there is a driveway providing parking for two cars and an area of lawn. By the front door is a small storage cupboard. There is an attached single garage with an up and over door, power and light and a door in to the rear garden. This has a patio area, the remainder being lawned with a smaller patio at the end of the garden. There is an outside light and tap and the garden is enclosed by hedging and fencing and backs on to fields to the rear.

Wilton is a popular town lying approximately 3 miles west of Salisbury which is served by a regular bus route. There is an excellent range of facilities including convenience stores, public houses, doctors' surgeries and dentist. .



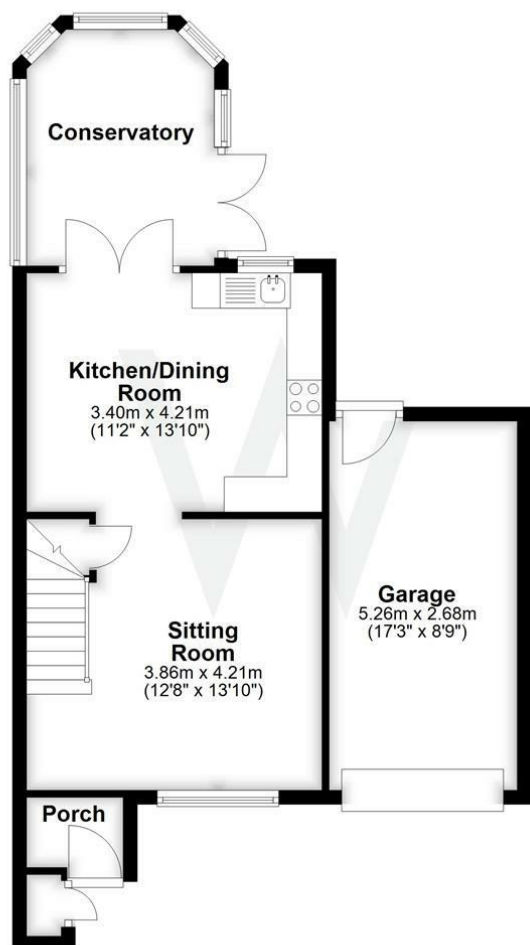
- Semi detached house
- Two bedrooms
- Sitting Room
- Kitchen/dining room
- Conservatory
- FF bathroom
- PVCu DG and gas CH
- Garage and parking
- Rear garden backing on to fields
- Cul de sac location





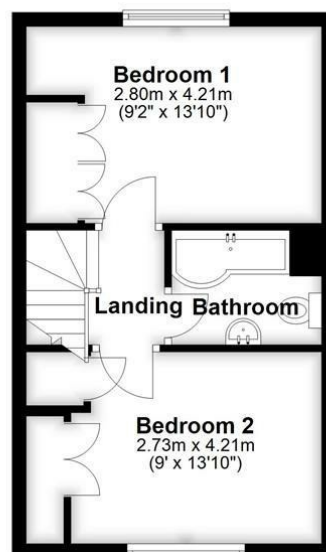
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.3 sq. feet)



Total area: approx. 87.5 sq. metres (941.7 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,149.53 (2025/2026)

Tenure: Freehold

Services : All mains services are connected to the property.

Directions : Leave Salisbury on the A36 Wilton Road and upon entering Wilton by the garden centre, proceed forwards at the roundabout to continue on the A36. Take the first turning on the right into Kings Gate and the property can be found in front of you.

What3Words : ///francions.zapped.splendid

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