

45 Victoria Road
Wilton

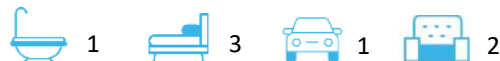




A very well presented three bedroom semi-detached home with parking and set in the highly sought after Wiltshire town of Wilton

45 Victoria Road
Wilton, SP2 0DZ

Guide Price:
£365,000



- Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Well Presented
- Elevated Position
- Off-Road Parking
- Short Walk to Amenities
- Popular Area
- Low Maintenance Garden
- Historic Market Town

The Property

Set on the Western fringes of the highly sought after Wiltshire town of Wilton, 45 Victoria Road is a very well presented three bedroom family home with off-road parking and a low maintenance garden allocated within easy walking distance of all local amenities.

On the ground floor a wonderful study is located with a view over the front drive, the long hall leads on through to a large south facing, dual aspect sitting room with large picture window and French windows bringing in lots of light and leading out to the garden.

A long galley kitchen is well appointed and features plenty of above and below counter storage as well as an outside door leading out to the side of the property, there is space for a small kitchen table and a large window looking out over the drive.

A downstairs WC completes the ground floor.

Upstairs there are three bedrooms and a large family bathroom. The principal bedroom has fitted wardrobes and enjoys a southerly aspect with long countryside views.

Services - All mains services are connected. Ofcom suggests broadband speeds of up to 1000mbps are available and all major networks have mobile service

Tenure

Freehold

EPC Rating

D (58)

Outgoings

Council Tax Band: C

Size

1195sqft





Outside

To the front of the property is a block paved driveway with offroad parking for one car.

The rear garden has a raised stone patio area for sitting and dining options.

There are steps leading down to a gravelled area, making this garden very low maintenance.

The garden is gloriously south facing and enclosed by side and rear timber fencing, steps down lead to a useful summerhouse.

Location

Victoria Road is 0.3 miles away from the town centre of Wilton, which lies approximately 4 miles west of the city of Salisbury. There is a regular bus service to the city centre from Wilton.

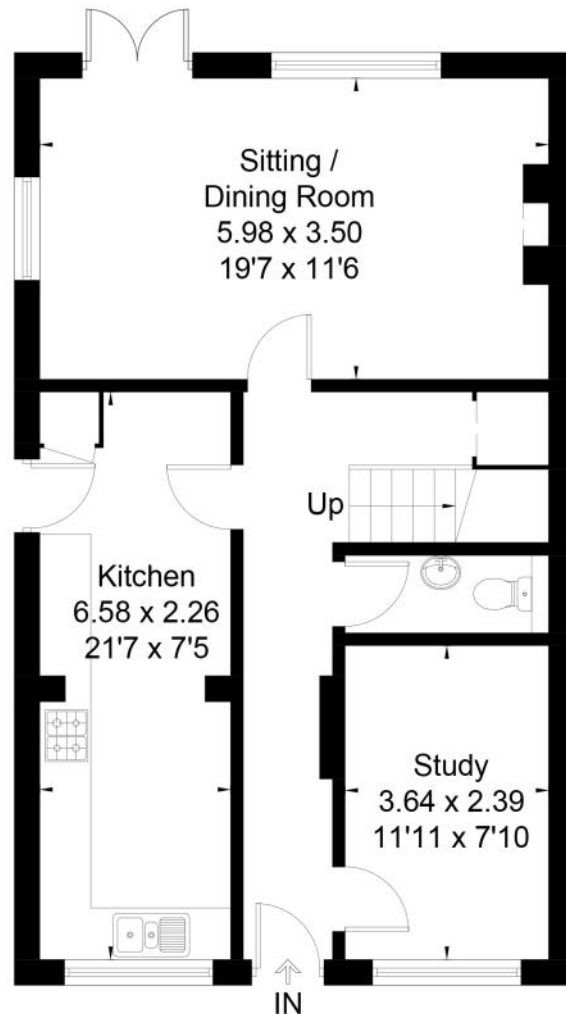
There are various amenities close by including, a bakery, two convenience stores, a hardware store, doctors surgery and library. There are also several pubs/restaurants as well as a weekly market that takes place in The Square.

Nearby Salisbury has an excellent range of facilities, shopping and leisure. As well as a mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).

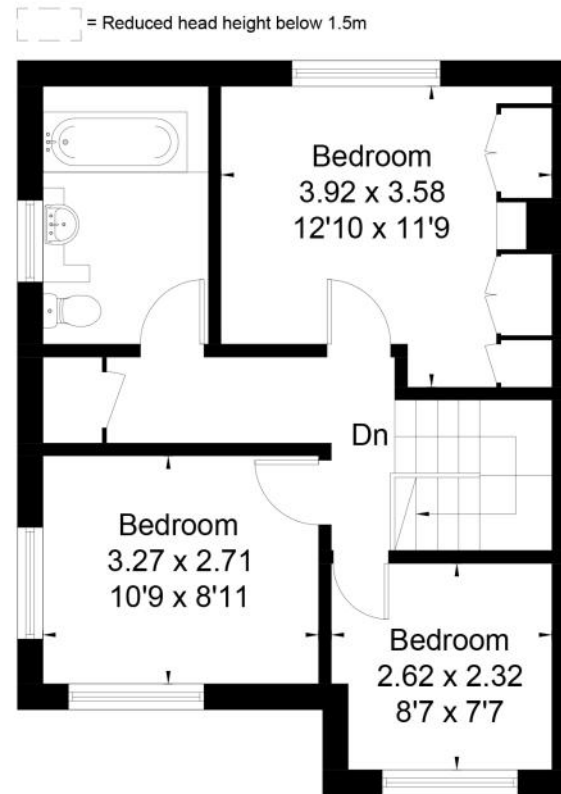




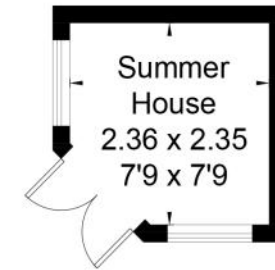
Approximate Floor Area = 105.9 sq m / 1140 sq ft
Summer House = 5.1 sq m / 55 sq ft
Total = 111 sq m / 1195 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #88788

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