



Connells

Flat 3 Wilton Road
Salisbury



Property Description

Offering to the market this ground floor flat in Wilton Road, Salisbury. The property has an entrance hall, kitchen lounge/diner, two bedrooms and a bathroom. This property also benefits from a patio and garden. Offered to the market with NO ONWARD CHAIN, this property will be of interest to first time buyers, down sizers and investors. The flat currently achieves a rental income of £850 pcm but has a potential of circa £900 pcm.

Situated less than a mile from the railway station and within easy access to the city centre, served by regular bus services and having local shops and amenities nearby. Salisbury offers a range of entertainment, shopping and cultural facilities. There is a twice weekly Charter market in the city centre. Salisbury has direct rail services to London Waterloo, Southampton and the West Country and is conveniently located for the New Forest and South Coast.



Entrance Hall

Open to lounge and kitchen, window side aspect

Kitchen

8' 4" x 5' 7" (2.54m x 1.70m)

Comprising base units with work surfaces above, sink and drainer with mixer tap, oven and hob with extractor hood above, space for fridge freezer. Window rear aspect.

Lounge

10' 2" x 9' 5" (3.10m x 2.87m)

Dual aspect to front and side, open to rear hall.

Rear Hall

Storage cupboard, doors to bedroom one, two and the bathroom.

Bedroom One

12' 2" x 9' (3.71m x 2.74m)

Built in cupboards, window rear aspect.

Bedroom Two

10' 9" x 8' 2" (3.28m x 2.49m)

Built in double cupboards and shelves, window side aspect.

Bathroom

Comprising panel enclosed bath with shower attachment over, pedestal wash hand basin and WC

Outside

Rear Garden

With wood panel fencing the garden offers a patio to the rear and side, steps to lawn area with mature shrubs and trees. With pathway to side and gated entrance from the front of the property.

Parking

On street parking in local area









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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46-50 Castle Street
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SAL307965

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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