



Connells

Victoria Road  
Wilton Salisbury





### Property Description

Offering to the market this semi-detached house in Victoria Road, Wilton. This well-presented property has a kitchen, lounge/diner, study and cloakroom on the ground floor. The first floor has three bedrooms and the bathroom. To the rear is a low maintenance garden and there is driveway parking to the front.

The property is situated in the sought-after market town of Wilton, which lies around 3 miles to the west of Salisbury. The house is less than a mile from the centre of Wilton, where there is access to a number of shops including convenience stores, a bakery, a weekly market and excellent pub-restaurants. With commuter access to Salisbury, offering a range of entertainment, shopping and cultural facilities. It has direct rail connections to London Waterloo, Southampton and the West Country.



## Entrance Hall

Doors to kitchen, lounge/diner. study and cloakroom .Under stairs storage cupboard. Stairs to first floor

## Kitchen

21' 9" x 7' 4" ( 6.63m x 2.24m )

Comprising wall & base units with work surfaces above, sink/drain, space for cooker with extractor above, spaces for washing machine & fridge freezer, breakfast bar, space for table & chairs, central heating boiler, window from aspect, stable door side aspect.

## Lounge/Diner

19' 7" x 11' 5" ( 5.97m x 3.48m )

Electric fire, dual aspect with window to side aspect and patio doors and window rear aspect.

## Study

11' 11" x 7' 9" ( 3.63m x 2.36m )

Window front aspect.

## Cloakroom

Comprising wash hand basin & WC

## Landing

Doors to bedrooms, bathroom and storage cupboard.

## Bedroom One

12' 5" x 9' 11" ( 3.78m x 3.02m )

Two double built in wardrobes, window rear aspect with far reaching views.

## Bedroom Two

10' 5" x 8' 10" ( 3.17m x 2.69m )

Windows front and side aspects.

## Bedroom Three

8' 7" x 7' 7" ( 2.62m x 2.31m )

Window front aspect

## Bathroom

Comprising panel enclosed bath shower over, wash hand basin with built in storage unit below and to the side, WC, heated towel radiator. Window side aspect

## Outside

### Rear Garden

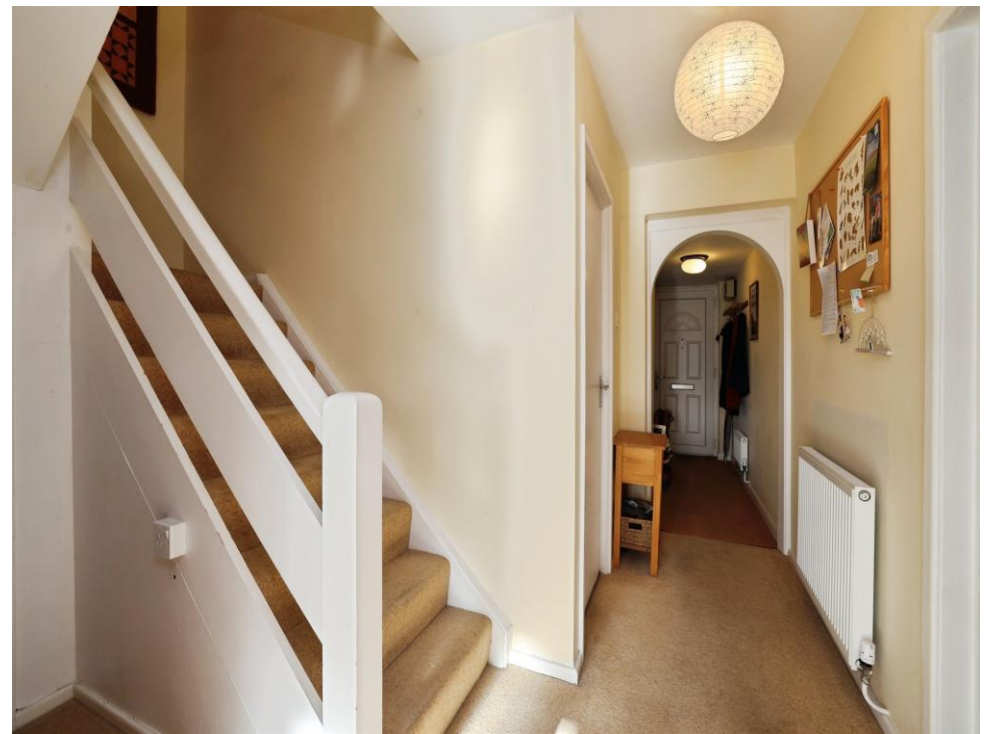
Garden fully enclosed by fencing, steps from patio doors leading down to patio with room for table and chairs, low maintenance shingle area bordered by mature shrubs and plants. Summerhouse

### Front Garden

Raised brick planter, fencing to sides, block paved driveway for 1 car.



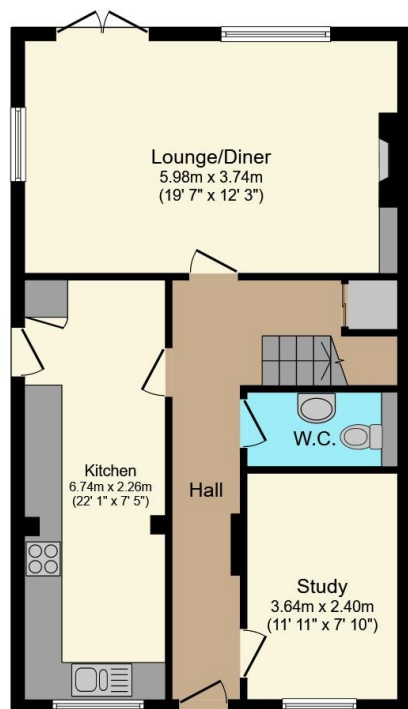




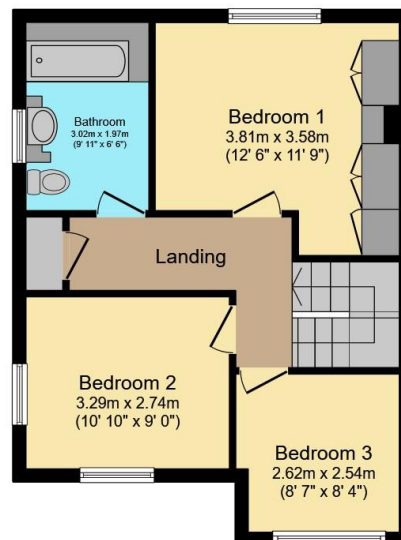




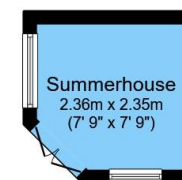




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 113.8 m<sup>2</sup> (1,225 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01722 328 562**  
**E [salisbury@connells.co.uk](mailto:salisbury@connells.co.uk)**

46-50 Castle Street  
Salisbury SP1 3TS

EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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