

for sale

£425,000



## Pembroke Place The Avenue Wilton Salisbury SP2 0BT

Join us for a Muddy Boot Day on Saturday 24th January between 10 and 12. Call to us now to arrange your viewing!





# Pembroke Place The Avenue Wilton Salisbury SP2 0BT

Each home comes complete with underfloor heating to the ground floor powered by an air source heat pump, chrome heated towel rails to bathrooms, hard flooring to wet rooms and two allocated parking spaces with EV charging point.





## Specification

- Kitchen: High-gloss slab units | Stone-effect worktops | Full suite of integrated appliances
- Heating: Air source heat pump | Underfloor heating (ground floor) | Chrome towel heaters
- Bathrooms: Modern sanitaryware | Family bath + shower over | Double shower ensuite
- Finishes: Hard flooring to kitchen, bathroom, ensuite & WC | Carpets to remainder
- External: Landscaped gardens | Patio, lawn & timber shed | Private shared access
- Parking: Two spaces + EV charger per townhouse

## Location

Situated in a prime position in Wilton, Pembroke Place enjoys a peaceful residential feel whilst sitting within easy reach of excellent local amenities, services and transport routes. Positioned just minutes from Salisbury city centre, residents benefit from convenient access to shops, supermarkets, well-regarded schools, cafés, green spaces and historic attractions.

## Measurements

Ground Floor  
Entrance hallway  
Kitchen - 12.3 x 7.7 max  
WC  
Lounge/Diner - 15.9 x 14.4 max

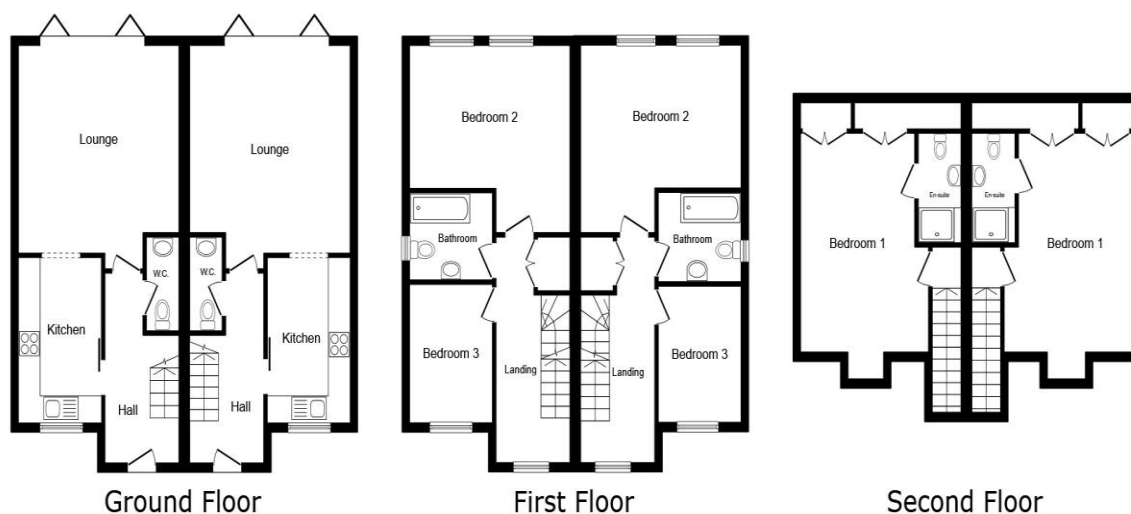
First floor  
Bedroom 2 - 14.4 x 13.5 max  
Bedroom 3 - 10.3 x 7.7 max  
Family bathroom - 7.7 x 6.3 max

Second floor  
Principle Bedroom 1 - 16.2 (into bay window) x 10.4 max and built-in eaves storage  
En-suite shower room

## Please Note

Please note that images used may be computer generated and/or from a show-home by the developer and are meant for guidance only. Images are general of the development and may not relate to your chosen Plot - clarification should be sought from our sales team.





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

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

46-50 Castle Street  
 Salisbury SP1 3TS

Property Ref: SAL308214 - 0002

Tenure:Freehold EPC Rating: Exempt

**view this property online [connells.co.uk/Property/SAL308214](http://connells.co.uk/Property/SAL308214)**

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