

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!



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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

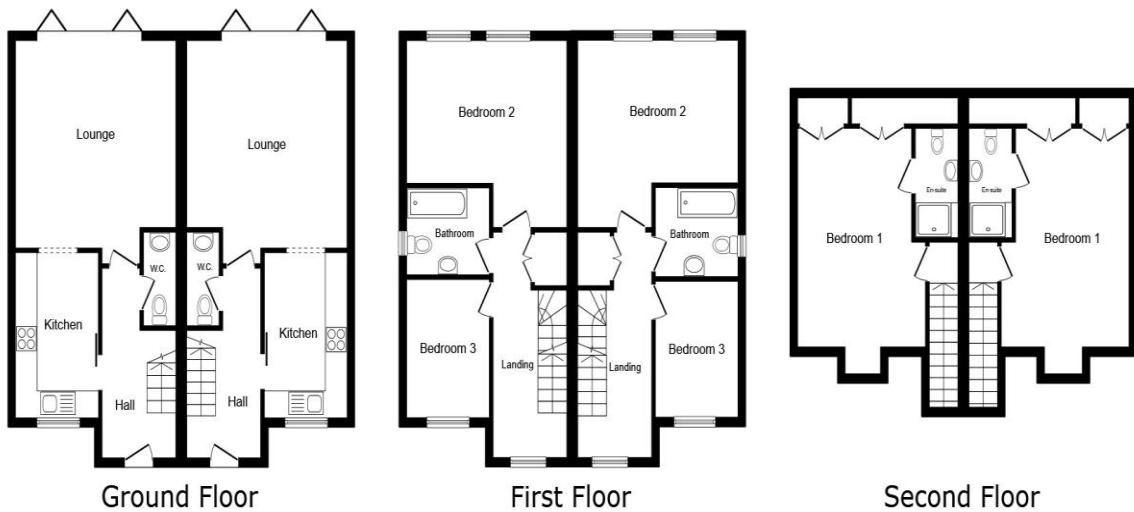
Second floor

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.co

To view this property please contact Connells on

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Property Ref: SAL308214 - 0002

Tenure:Freehold EPC Rating: Exempt

view this property online connells.co.uk/Property/SAL308214

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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