



36 RIVERSIDE, WILTON, SALISBURY SP2 0HW

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



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PRICE GUIDE: £270,000

Located within walking distance of Wilton village centre and local amenities is 36 Riverside, a characterful terraced home of generous proportions with a lovely courtyard garden.

The property has obviously been extremely well maintained and is offered for sale in exceptional condition; it is double glazed and centrally heated via a mains gas fired boiler to radiators. The accommodation is light and airy with a large open plan double aspect reception room; the living area has a feature fireplace.



The kitchen, which has been extended, is fitted with an extensive range of units and worksurfaces; there is an impressive roof lantern and access out to the garden. Off the first floor landing is a fabulous main bedroom, a second double bedroom and a luxuriously appointed family bathroom.

To complement the interior there is a really lovely, sunny, courtyard garden which is beautifully maintained and overlooks the river Wylfe. Street parking is available in Riverside and neighbouring streets.

LOCATION: Situated near the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square and its weekly market and a range of shops including a small supermarket, baker, hardware store, coffee shop, chemist, bank, hairdresser, interior design shop and florist. There are churches for a number of denominations, pubs, a primary school, two doctors' surgeries, an optician and dental practices within the town. The cathedral city of Salisbury is approximately three miles away where there is a more extensive range of shopping, social and educational amenities and a twice weekly market. It is also worthwhile noting that the property is in reasonably close proximity to good walking country and Grovely woods.

DIRECTIONS: Leave Salisbury on the A36 Wilton Road, passing the garden centre on your left hand side. At the roundabout, turn left towards Wilton town centre passing Wilton House on your left. Proceed to the traffic lights and turn right into North Street and follow the road. Riverside can be found on the right hand side and number 36 will be on the left hand side as you enter.



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Approximate Gross Internal Area
874 sq ft - 81 sq m

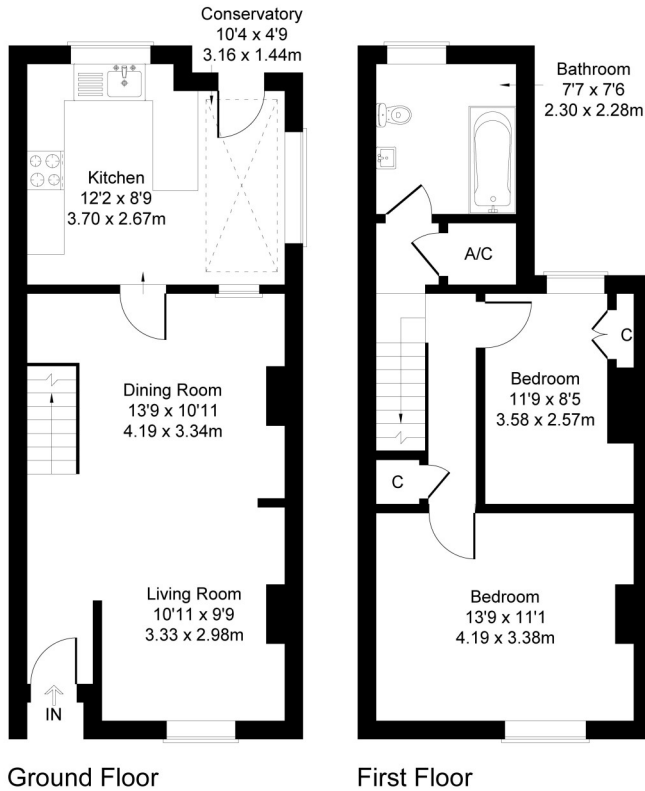


Illustration for identification purposes only, measurements are approximate, not to scale.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band B : £1,880.84 for year 2025/2026. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed.

DECLARATION: For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10797.

