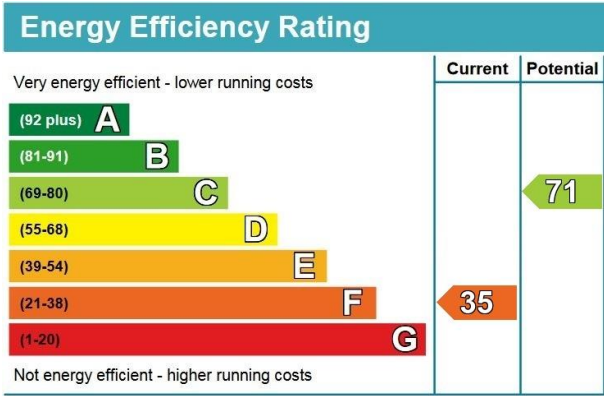


5 Wilton Terrace, SP9
Approximate Gross Internal Area = 92.1 sq m / 992 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes. Produced for Austin Hawk Ltd



Wilton Terrace, Shipton Bellinger

Guide Price £275,000 Freehold

- Character Terraced House
 - Kitchen
 - Three Bedrooms
 - Front & Rear Gardens
 - Village Location
- Two Reception Rooms
 - Ground Floor Bathroom
 - Converted Loft Space
 - Allocated Parking Space
 - Proximity to Local Amenities

NOTE: These particulars are only intended as a guide to prospective purchasers with a view to taking up negotiations. They are not intended to be relied upon in any way for any purpose and accordingly neither their accuracy nor their continued availability is in any way guaranteed. They are furnished on the express understanding that neither the Agents nor the Vendors are under any liability or claim in respect of their contents. Any prospective purchaser must satisfy themselves by inspecting or otherwise as to the correctness of the particulars contained.



DESCRIPTION: A charming 1920s terraced house with the benefit of a converted loft space providing additional floorspace. The property is located in Wilton Terrace in the village of Shipton Bellinger on the edge of Salisbury Plain, with the village having a number of local amenities and a community feel. The current owners have enhanced the property during their tenure with new glazing throughout and a newly tiled roof. The property maintains a balance of original character charm along with modern living and comprises two reception rooms, a kitchen, a ground floor bathroom, two first floor double bedrooms and a third bedroom on the second floor, within a converted loft space. Outside, the property has mature gardens to both front and rear with the added benefit of an allocated parking space nearby.

LOCATION: The village of Shipton Bellinger lies approximately 13 miles north of Salisbury and 12 miles west of Andover on the eastern edge of Salisbury Plain. Shipton Bellinger has many local amenities, including a Primary School, a convenience store and a mobile post office, a Garage, a Sports & Social Club, a Church and a Village Community Centre. A wider range of shopping and recreational facilities are available in nearby Salisbury, Tidworth, Amesbury and Andover. The A303 is close by and provides a link to the M3 and on to London. Mainline rail services are available from both Grateley (4 miles) and Andover to London Waterloo. The area is well known for its good schooling with a choice of village primary schools and notable independent and grammar schools nearby. Sporting opportunities in the area abound and there are superb walking and riding opportunities in the immediate vicinity. Wilton Terrace can be found in Manor Close, a quiet, established cul-de-sac off the High Street.

OUTSIDE: A path traverses the front of Wilton Terrace from Manor Close, where the allocated parking is located. A path leads to the front door of the property through the front garden, which includes a mature flower border, log store and raised bed, bordered by a mixture of mature hedging and closeboard fencing.

DINING ROOM: The front door opens into the dining room with exposed timber floorboards and a sash-style window to the front. Original open fireplace with cast iron surround and mantle. Recessed shelving and fitted cupboards. Door to:

LIVING ROOM: Sash-style window to the rear. Exposed timber floorboards. Wood-burning stove inset within an original inglenook fireplace on a slate-tiled hearth with exposed brick jambs. Fitted cupboard and drawers in recess. Built-in, understairs storage cupboard and stairs to the first floor. Doorway to:

KITCHEN: Galley-style kitchen with a window to the side. Exposed timber floorboards. The kitchen includes a range of eye and base-level cupboards and drawers with worksurfaces over and subway tiled splashbacks. Inset one and a half bowl, stainless steel sink and drainer, space for a freestanding electric cooker, space and plumbing for a washing machine and a dishwasher, space for an undercounter fridge. Doorway to a rear lobby with an external door to the side, accessing the rear garden and door to a built-in airing cupboard housing a hot water cylinder. Door to:

GROUND FLOOR BATHROOM: Window to the side. Fully tiled walls and flooring. Panelled bath with a rainfall shower system over. Close-coupled WC, pedestal hand wash basin and a radiator.

BEDROOM ONE: First floor double bedroom with a sash-style window to the front. Original feature fireplace with a cast iron surround and mantle. Recess storage space either side of the chimney breast. Radiator.

BEDROOM TWO: First floor double bedroom with a sash-style window to the rear. Original feature fireplace with a cast iron surround and mantle. Radiator. Door providing access to stairs to the second floor.

BEDROOM THREE: Utilising converted loft space with a dormer window to the front. Radiator.

REAR GARDEN: Courtyard to the side of the kitchen with steps up to the garden with a path to one side leading to gated rear access. The remainder is laid to lawn with borders plus a limestone chipped seating area plus a garden shed and covered storage area.

TENURE & SERVICES: Freehold. Mains drainage, water and electricity are connected. Heating via modern electric clay core radiators, infra-red panel heaters and a wood-burning stove.

Agent's note: As with all Estate Agents, Austin Hawk is subject to the Money Laundering Regulations 2017. This means that we must obtain and hold identification and proof of address for all customers including any beneficial owners relating to the sale. Additionally, we are required to ascertain the source or destination of funds. Without this information, we will be unable to proceed with any work on your behalf. For a list of acceptable documentation please speak to one of our agents.

