



WHITES

41 Wishford Road, Wilton, Salisbury, Wiltshire, SP2 0JG

Guide Price £265,000 Freehold

## About The Property

A really lovely home, perfect for a first time buyer or downsizer, recently improved and now offered in great condition throughout. Benefits include a long rear garden, recently lawned with sitting area at the end overlooking water meadows, private parking space and two garden sheds for storage or workshop. To the front is a good area of garden, gravelled for easy maintenance with flower bed and shrubs, enclosed by post and rail fence.

There is a covered porch which gives protected access to the front door leading into the hall with stairs to the first floor. The sitting room has an open brick fireplace with slate hearth and wooden mantle, picture rail, deep understairs storage cupboard and window overlooking front garden. A door leads through to the kitchen area which has a range of worksurfaces with base and wall mounted cupboards and drawers, built in single drainer sink unit, electric cooker with extractor hood over, three windows to rear, door to utility room, floor to ceiling larder cupboards, tiled splashbacks, wood effect flooring and cupboard housing gas fired boiler for heating and hot water. The utility room offers terrific storage, door to garden, space and plumbing for washing machine and a tiled floor.

On the first floor the landing has a hatch to the insulated loft space, a large double bedroom to the front with deep storage recess ( excellent wardrobe space), a second bedroom overlooking the rear and a bathroom with panel bath with shower over, low level wc, hand basin, part tiled walls and wood effect flooring.

To the rear of the house is an access driveway leading to the parking space behind which is a wooden garden store. Steps lead down to the long garden which is laid to lawn with new fencing to both sides. At the rear is a mature silver birch tree, greenhouse and steps up to a gravelled sitting area with lovely views over fields beyond. There is also a further storage shed. NB The garden is separated from the house by the communal driveway.



2



1



1



700.00 sq ft

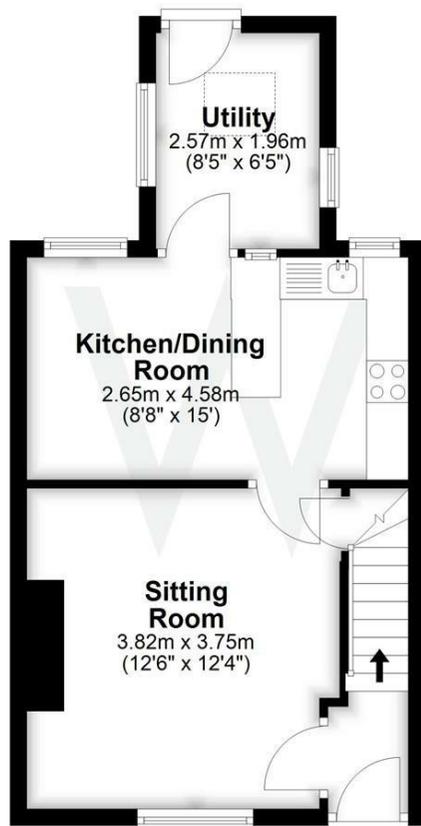
- Recently improved
- Lovely Garden
- Views to rear
- Parking
- Garden Sheds
- Gas Central Heating
- Double Glazing
- Utility Room
- Kitchen/Dining Room
- Two Bedrooms





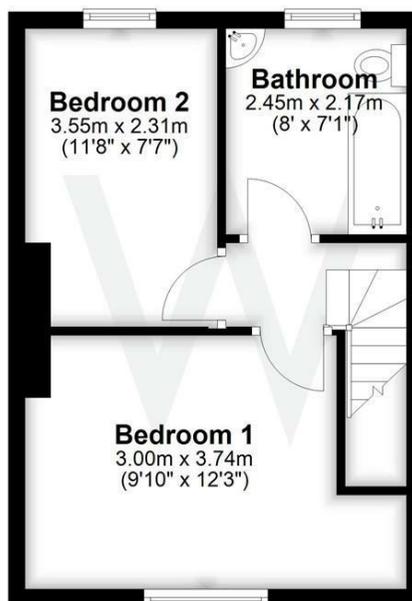
### Ground Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



### First Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



Total area: approx. 65.7 sq. metres (707.6 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1880.84 (2025/2026)

Tenure: Freehold

Services : All mains services are connected.

Heating: Gas central heating.

Directions : From Salisbury take the A36 Wilton Road and turn left at the roundabout and proceed through Wilton. As the road bears sharp left, turn right to Great Wishford. Proceed under the railway bridge and number 41 will then be seen on the right hand side.

What3Words : ///saturate.raced.dusty

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	