



FLAT 2, 147 WILTON ROAD, SALISBURY SP2 7JH

01722 238711

BAXTERS
PROPERTY & LAND AGENTS



FLAT 2, 147 WILTON ROAD, SALISBURY SP2 7JH

PRICE GUIDE: £142,500

Located just outside the ring road, 147 Wilton Road is conveniently placed for access to the railway station, city centre and is within walking distance of local amenities including two supermarkets and a general store.

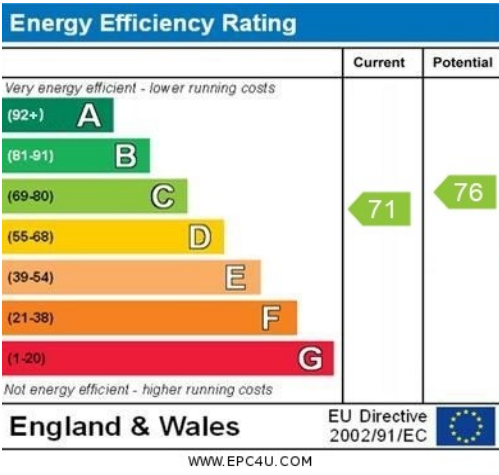
Flat 2 is a conversion within a former townhouse; it occupies the upper ground floor with access off the main hall which is shared with the first floor flat. The accommodation is surprisingly spacious with a generous reception hall, sitting room with bay window and feature fireplace, recently refitted kitchen, (2024), two good size bedrooms and a refitted bathroom.

Central heating is fuelled by a gas fired boiler (newly installed November 2025) to radiators and the property is double glazed. To the rear of the property is a garden which is fully enclosed. Street parking is available.

There is no onward chain, and the property is offered for sale with immediate vacant possession.

LOCATION: The property is located just outside the ring road with easy access to local amenities and a short walk to the city centre. The attractive cathedral city of Salisbury has extensive shopping facilities, a thriving, twice weekly market and a good range of social and educational amenities including restaurants, theatre, arts centre, cinema and both state and private, primary and secondary schools within and outside the city boundary. Leisure and recreational facilities include the Five Rivers Leisure Centre, private members gymnasiums, golf club, recreation ground and three tennis clubs. Salisbury has good road links to London (A303), Southampton (A36) and Bournemouth (A338) and the mainline railway station, a short walk away, serves London, Waterloo (journey time 90 minutes) and the West Country.

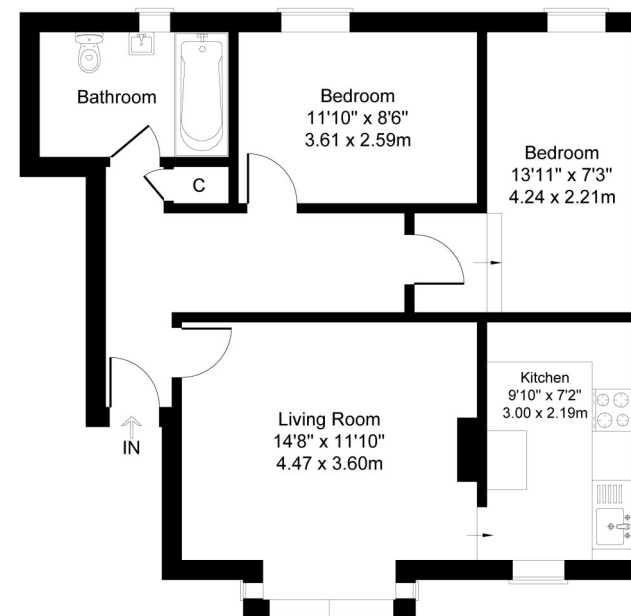
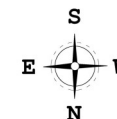
DIRECTIONS: From the centre of Salisbury proceed along Castle Street to the main roundabout turning left onto the A36 Churchill Way West. At the next roundabout take the second exit still following the A36 Wilton Road and continue along, passing Cherry Orchard Lane on the left hand side, where the property will be found just after also on the left hand side.





147 Wilton Road
Salisbury SP27JH

Approximate Gross Internal Area
681 sq ft - 63 sq m



Ground Floor

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

TENURE AND SERVICES: Tenure: Leasehold with the residue of a 999 year lease. Local Authority: Wiltshire Council. Council Tax Band B : £2,160.35 for year 2026/2027. All mains services connected. Mains Drainage. Gas Central Heating. Fully double glazed. Ground Rent: £50.00 per annum. Maintenance Charge: Works undertaken under the maintenance and service charge agreement are apportioned appropriately between each of the apartments.

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: 10813.