

VENDITUM

RESIDENTIAL SALES

EST. 2004



57 Wilton Road

Salisbury, SP2 7ER

£240,000



A substantial and greatly improved end terrace home, 57 Wilton Road offers exceptionally spacious accommodation arranged over three floors. The property features two generous double bedrooms along with a versatile loft room providing valuable additional space.

The property has undergone a series of thoughtful upgrades, including new double glazed windows, a contemporary fitted kitchen, a newly created ground floor cloakroom/utility, an updated heating system and an attractive log burner. High ceilings and fresh décor enhance the sense of space throughout.

Outside, the property benefits from a private courtyard with excellent bicycle and garden storage. The location is highly convenient, with a range of nearby amenities such as a convenience store, schools, public houses and play parks, while the city centre is easily accessible.

57 Wilton Road would make an ideal city base or a strong buy to let investment opportunity.



Directions

Proceed to the Wilton Road where number 57 can be found on your left just beyond Ashfield Road.

Storm Porch

Double glazed front door.

Entrance Hall

Stairs to the first floor. Archway. Laminate flooring. Glazed panel door.

Kitchen/Dining Room 26'8" x 11'5" (8.15m x 3.5m)

Double glazed bay window to front aspect with double doors to rear courtyard. Two electric heaters, brick fireplace with granite hearth and inset Esse log burner. Wall lights. Fireplace recess. Understair storage cupboard.

Kitchen 11'1" x 8'0" (3.4m x 2.45m)

Re-fitted contemporary wall and base units with solid wooden worksurface over. Inset 1 ¼ bowl sink with mixer tap. Inset electric hob with oven under and extractor hood over. Low level appliance space, wall mounted electric heaters, double glazed door and window to side. Tiled splashbacks.

Utility/Cloakroom 7'8" x 4'9" (2.35m x 1.45m)

Recently fitted push button WC and pedestal basin. Plumbing and space for washing machine with cupboard to side and worksurface over. Heated towel rail.

First Floor Landing

Access to loft room.

Bedroom One 11'2" ext to 13'11" x 12'3" (3.42m ext to 4.25m x 3.75m)

Twin double glazed windows to front aspect and double glazed window to side. Wall mounted electric heater. Cast iron fireplace. Five built in wardrobes with high and low level storage cupboards.

Bedroom Two 12'8" x 8'4" (3.87m x 2.55m)

Double glazed window to side aspect. Wall mounted electric heaters.

Bathroom 10'7" x 8'4" (3.25m x 2.55m)

White suite comprising panelled bath, pedestal basin, WC and recently fitted corner shower enclosure with rainfall head. Tiled splashbacks, obscure double glazed window to side aspect, wall mounted electric heater and full height airing cupboard housing recently installed hot water tank.

Loft Room 14'11" x 12'9" (4.55m x 3.9m)

Velux window to rear with far reaching views. Low level eaves storage. Exposed brick wall and chimneys. Inset ceiling spotlights.

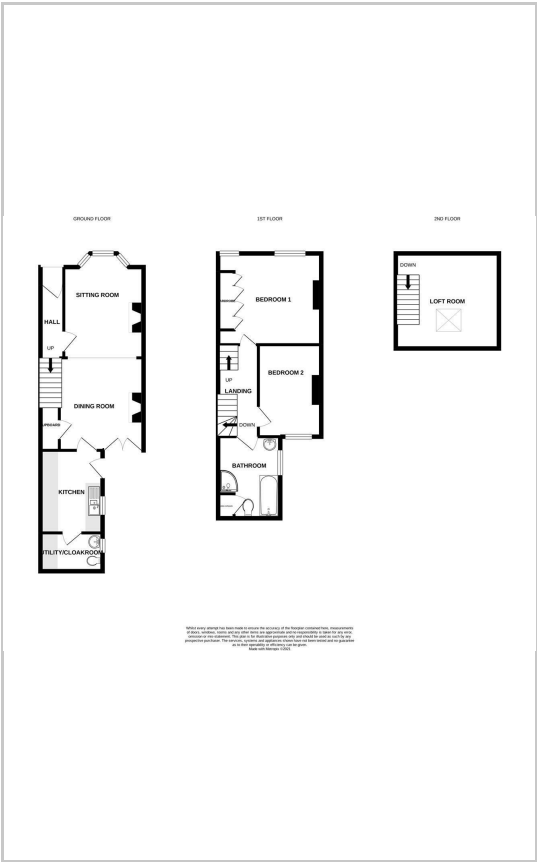
Outside

To the front of the house is a small gravelled garden enclosed by a low level wall.
To the rear of the house is a two tier enclosed courtyard, tiled for low maintenance. Pedestrian gate to rear.
Substantial brick storage shed (2.55m x 0.85m) with light. Further extensive low level storage area.

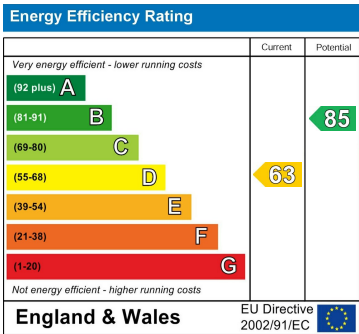
Area Map



Floor Plans



Energy Efficiency Graph



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