



2 St. Andrews Close, Wilton, Wiltshire, SP2 0LJ

£375,000 Freehold

## About The Property

The property is a detached two bedroom bungalow situated in a popular residential area on the edge of Wilton. In need of some moderate updating, the bungalow is also offered to the market with no onward chain.

The well proportioned accommodation comprises an entrance hallway with ample storage cupboards and a loft access. The sitting/dining room has a double aspect and a fireplace with an inset electric fire and there is space for a table and chairs. Sliding doors lead to a conservatory which has brick and double glazed elevations with a door leading out on to the rear garden.

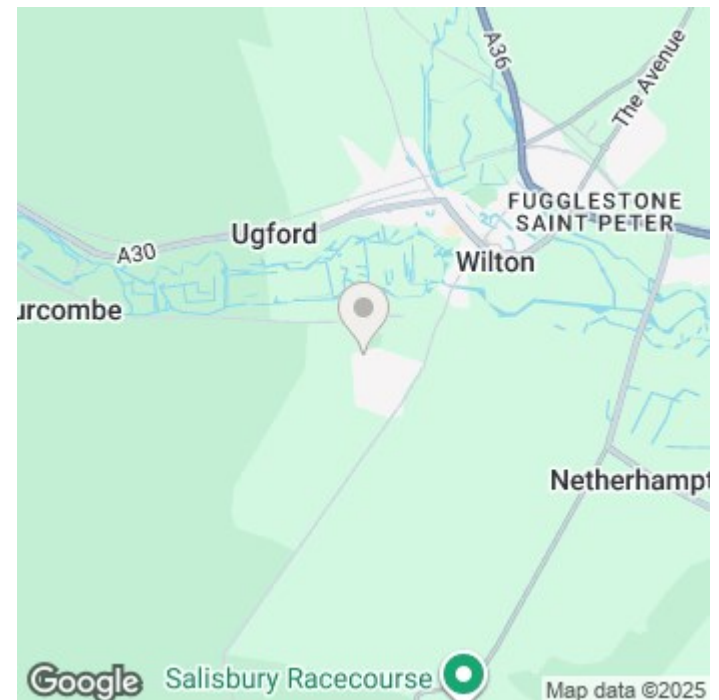
The kitchen has a range of base and wall units with an integrated gas cooker and space for a fridge. Leading from the kitchen is a utility area which has space for a washing machine and a fridge freezer and there is a door leading in to the front garden area. There are two bedrooms with the main bedroom having an extensive range of fitted furniture including wardrobes, drawers, cupboards and a dressing table. The second bedroom also has fitted wardrobes and cupboards. There is also a shower room which has a low level WC, wash hand basin with storage cupboards and a shower area. The property benefits from PVCu double glazing and gas central heating.

To the front of the property is an attractive brick paved driveway providing off road parking for 2/3 cars in front of a single garage. The rear garden enjoys an easterly aspect and is paved, lawned and gravelled with a timber shed and greenhouse. A particular feature is the brick built store/workshop which has power and light and could be used as office space/gym or storage.

St Andrews Close lies approximately one mile from the centre of Wilton which has an excellent range of amenities including doctors and dentist surgeries, library and a good range of convenience stores. There is a regular bus service to Salisbury which lies approximately three miles away. There is also a nearby primary school.



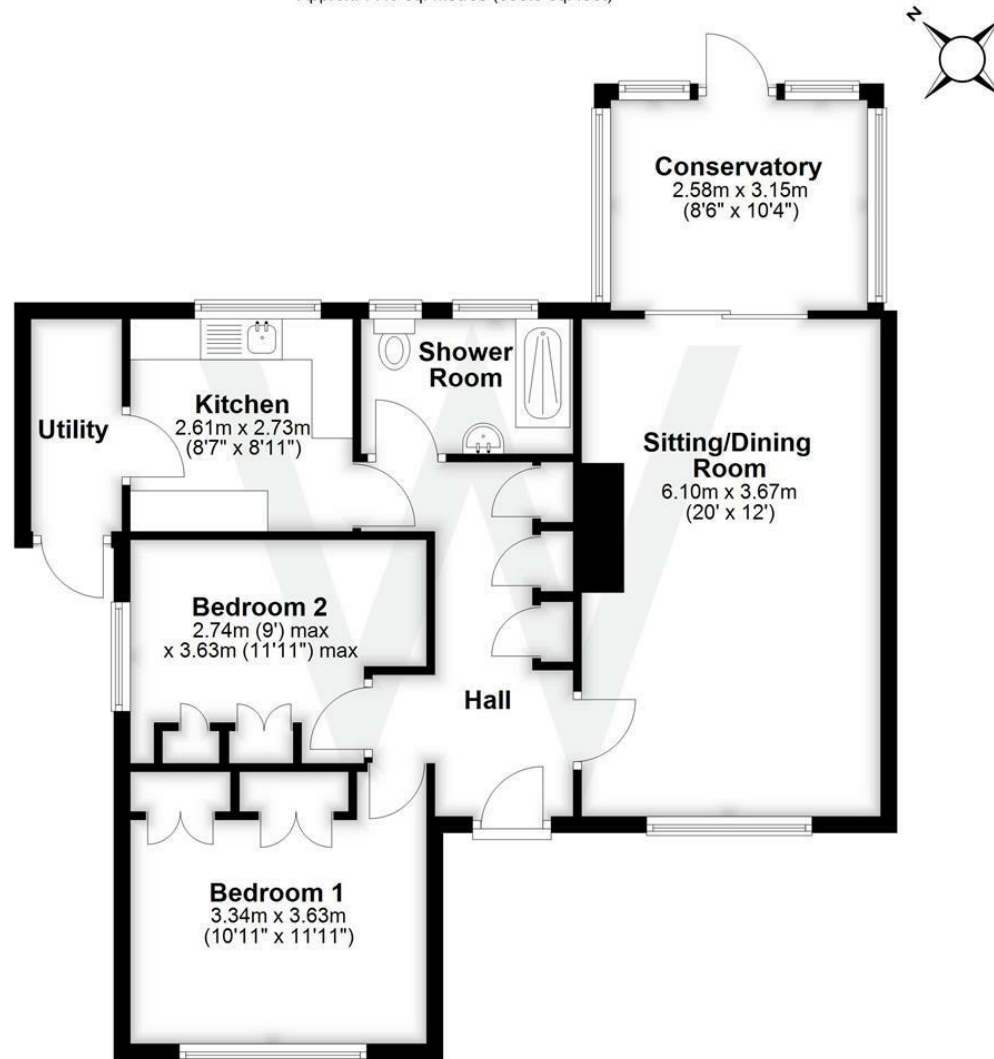
- Detached bungalow
- Two bedrooms
- Sitting/dining room
- Kitchen
- Shower room
- Conservatory
- Front and rear gardens
- Garage and off road parking
- PVCu DG and gas CH
- No chain





## Floor Plan

Approx. 77.9 sq. metres (838.3 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,149.53 (2025/2026)

Tenure: Freehold

Services : All mains services are connected to the property.

Heating: Gas central heating.

Directions : Leave Salisbury on the A36 and upon reaching Wilton turn left at the first roundabout. In the centre of the town turn left at the traffic lights into South Street and proceed up the hill before taking the third right hand turn into Bulbridge Road. Turn right in to St Andrews Close and the property can be found after a short distance on the right hand side.

What3Words : ///awestruct.sandwich.guitar

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 82        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |