21 West Street, Wilton, Salisbury, Wiltshire, SP2 0DL

£315,000 Freehold

## About The Property

The property is a deceptively spacious Grade II listed character cottage, centrally situated in this popular market town. Beyond the exterior, the accommodation is far larger than expected and a viewing is highly recommended.

On the ground floor, there is a reception room which could be used as a dining room or workplace with ample space for a table and chairs. The cosy sitting room has an open fireplace with exposed brickwork, a slate hearth, a timber mantel and extensive shelving built in to the chimney recesses. There is a wood effect floor, a useful understair cupboard and a door in to the kitchen/breakfast room.

This has a good range of fitted cupboards and an integrated electric oven with a gas hob and an extractor. There is space for a fridge freezer, washing machine, dishwasher and a table and chairs. A door leads to the outside.

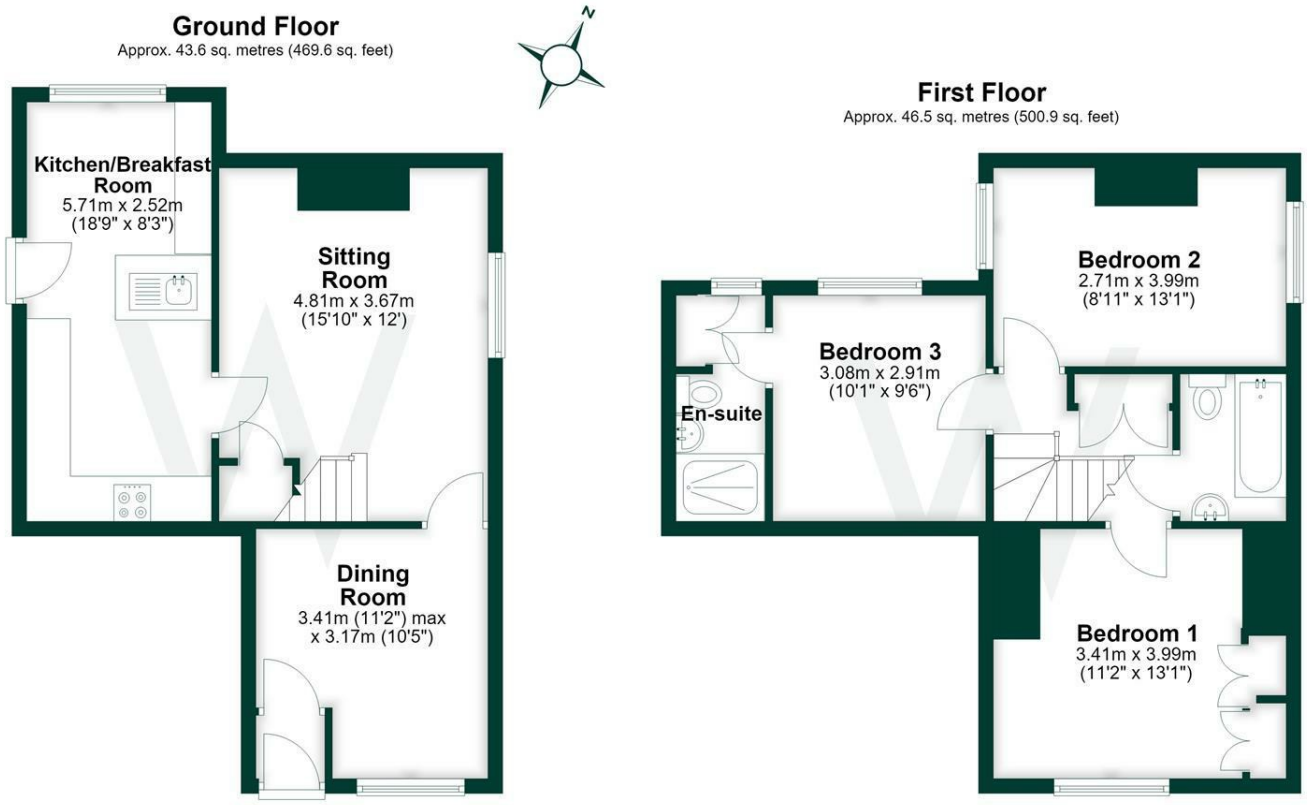
On the first floor, the main bedroom has extensive built in wardrobes, a high ceiling and timber panelling to some walls together with a sash window. The second bedroom has an en suite shower room and the third bedroom has a double aspect and an attractive feature cast iron fireplace.

Access is allowed over the rear courtyard area which belongs to a neighbouring property and which provides access on to West Street. There is a useful brick built garden store/workshop (3.07m x 2.71m) which has power, light and a sink. A covered pedestrian footpath leads to the garden area which is extremely well stocked and lies beside neighbouring gardens.

The property is located within easy reach of the market square and shops and the town has a famous church, a weekly market, a community centre, doctor's surgery, dentist's practice and a post office. There is a good bus service to Salisbury which is four miles away.

3 2 1 970.40 sq ft

- Deceptively spacious character terraced house
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- FF bathroom
- En suite shower room
- Gas CH
- Useful brick built store/workshop
- Garden area
- Central location




Total area: approx. 90.2 sq. metres (970.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: D - £2624.72 (2026/2027)

Tenure: Freehold

Services: Mains gas, electricity, water and drainage.

Heating: Gas central heating

Directions: From Salisbury take the A36 Wilton Road and at the roundabout turn left to Wilton town centre. Proceed forwards through the traffic lights in to West Street and the property can be found on the left hand side.

What3words:///eyepieces.desiring.flickers

WHITES

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01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP