



**23 Wellington Way, Salisbury, Wiltshire, SP2 9BU**

**£325,000 Freehold**



**An extended three bedroom semi detached house in a cul de sac location and offered to the market with no onward chain.**

### **Description**

The property is an extended three bedroom semi detached house in a cul de sac location and is offered to the market with no onward chain. The house is in need of some moderate updating and comprises on the ground floor an entrance hallway and a sitting room which opens through to a dining room. There is a kitchen which has an integrated oven and this leads to a conservatory/utility with patio doors through to the garden. There is also a cloakroom. On the first floor are three bedrooms with two doubles having fitted wardrobes. There is also a bathroom which has a white suite. The property benefits from PVCu double glazing, gas central heating, a detached garage with off road parking together with front and rear gardens. Wellington Way lies on the north-western outskirts of the city with a regular bus service into the city centre. This has an excellent range of amenities including a mainline railway station serving London Waterloo.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall**

Radiator, stairs with cupboard under, telephone point.

#### **Sitting room**

Window to front, stone fireplace and mantel with inset electric fire, TV point, archway to;

#### **Dining room**

Space for table and chairs, radiator, window and glazed door to conservatory/utility area.

#### **kitchen**

Fitted with base and wall units with work surfaces over, integrated electric oven with four ring hob and extractor over, space for fridge, sink and drainer under window to side, tiled floor, window and glazed door to rear.

#### **Utility/conservatory**

Work surface with space/plumbing under for washing machine and dishwasher, sliding doors and window to rear, door to;

#### **Cloakroom**

Fitted with a low level WC, window to rear.

### **Stairs to first floor - landing**

Window to side, loft access.

### **Bedroom one**

Window to front, radiator, fitted wardrobes.

### **Bedroom two**

Window to rear, fitted wardrobes, airing cupboard housing wall mounted gas boiler.

### **Bedroom three**

Window to front, radiator.

### **Bathroom**

Fitted with a white suite comprising timber panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, obscure glazed window to rear.

### **Outside**

To the front of the property is a lawned area with flower border enclosed by low level brick wall. There is a driveway providing off road parking and a gate leads in to the rear garden. This has two patio areas, the remainder being lawned with a flower border.

### **Detached garage 17'3" x 8'2" (5.26m x 2.51m)**

With an up and over door, power and light, window and part glazed door to garden.

### **Services**

Mains gas, water, electricity and drainage are connected to the property.

### **Outgoings**

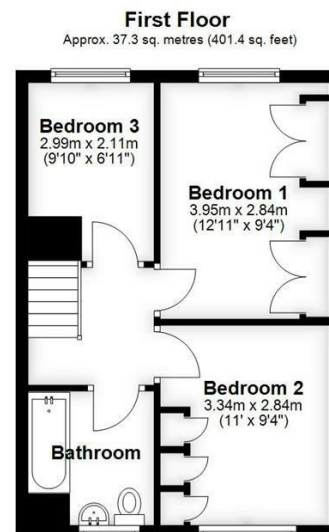
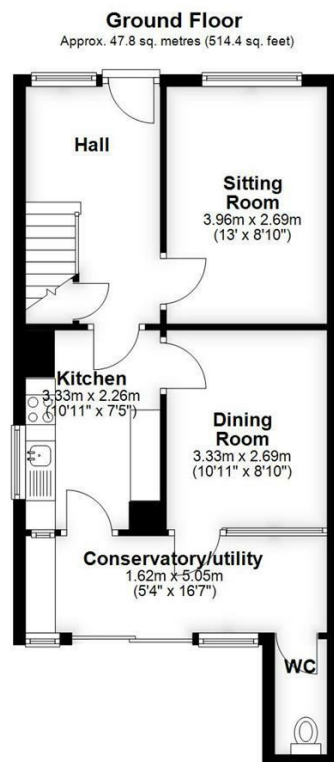
The Council Tax Band is ' D ' and the payment for the year 2025/2026 payable to Wiltshire Council is £2644.36.

### **Directions**

From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout turn right on to the A360 Devizes Road and pass across the first mini roundabout. After approximately one-quarter of a mile, turn left into Roman Road before turning first right into Roberts Road. Take the second turning on the left into Wellington Way and the property can be found on the right hand side.

### **WHAT3WORDS**

What3Words reference is: ///expect.props.pulse



Total area: approx. 85.1 sq. metres (915.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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