



**72 Wellington Way, Salisbury, Wiltshire, SP2 9BX**

**£280,000 Freehold**

## **A well presented three bedroom house with a detached garage and offered with no onward chain.**

### **Description**

The property is a well presented three bedroom terraced house situated in an off road position facing an open grassed area at the end of a popular cul de sac. The accommodation comprises an entrance porch, a sitting room with fitted bench style seating and this leads through to a kitchen/breakfast room which has space for a table and chairs and the usual appliances. On the first floor there are three good size bedrooms, two having fitted wardrobes and a stylish well fitted bathroom. The house benefits from gas fired central heating, PVCu double glazing throughout, low maintenance front and rear gardens together with a detached garage and off road parking to the rear. 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. offered to the market with no onward chain.

### **Property Specifics**

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

#### **Entrance/Porch**

Windows, low level cupboard housing electric fusebox and meters, door to;

#### **Sitting room**

Window to front, fitted bench seats, TV and internet points, radiator, arch to;

#### **Kitchen/Breakfast room**

Fitted with base and wall units with work surfaces over and tiled splashbacks, sink and drainer under window to rear, space/plumbing for washing machine, space for fridge/freezer, electric cooker, tiled floor, space for table and chairs, further window and door to rear.

#### **Stairs to first floor - Landing**

Access to loft with combination gas boiler.

#### **Bedroom 1**

Window to front, radiator, fitted wardrobes.

#### **Bedroom 2**

Window to rear, radiator.

#### **Bedroom 3**

Window to front, radiator, built in wardrobe.

#### **Bathroom**

Fitted with a white suite comprising bath with shower and shower screen, pedestal wash hand basin, low level WC, tiled floor and fully tiled walls, obscure glazed window to rear.

#### **Outside**

The front garden has paving and artificial grass with raised borders. The rear garden is fully timber decked with two outside lights and an outside tap. There is a door in to the garage.

#### **Detached garage 18'6" x 9'10" (5.65m x 3.02m)**

Up and over door, power and light, window to rear and door to side. In front of the garage is an area for parking.

#### **Services**

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

#### **Outgoings**

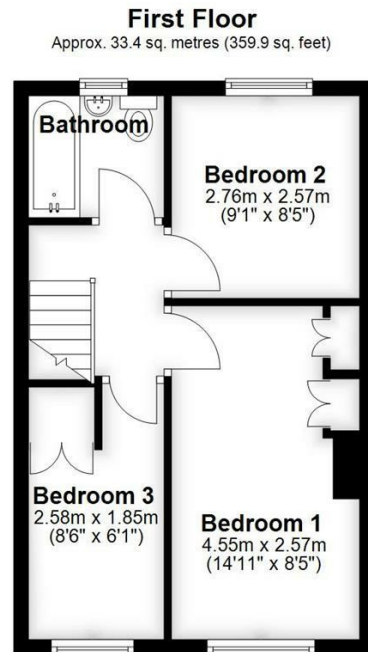
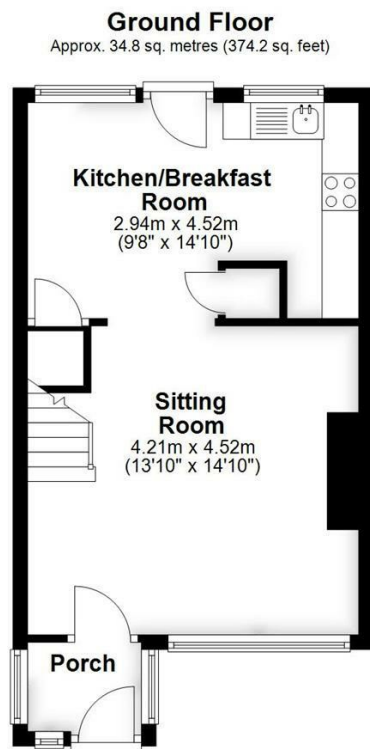
The Council Tax Band is 'C' and the payment for the year 2025/2026 payable to Wiltshire Council is £2350.54

#### **Directions**

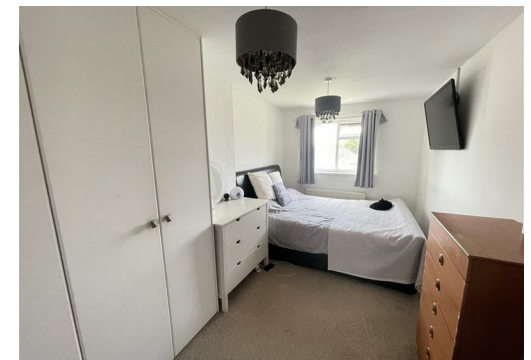
From our office in Castle Street proceed away from the city centre and at the roundabout turn left on to the ring road. At the next roundabout turn right on to the A360 Devizes Road and pass across the first mini roundabout. After approximately one-quarter of a mile, turn left into Roman Road before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

#### **WHAT3WORDS**

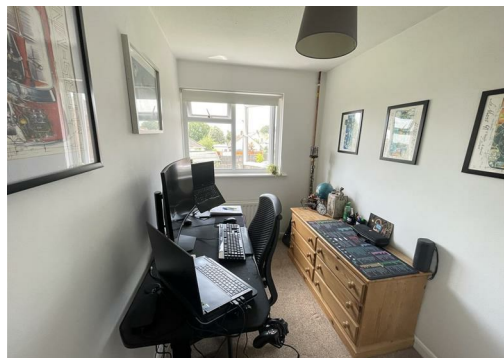
What3Words reference is: ///////////////motel.create.sunset



Total area: approx. 68.2 sq. metres (734.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 77                      | 82        |
| England & Wales                             | EU Directive 2002/91/EC |           |



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