



58 Shaftesbury Road, Wilton, Wiltshire, SP2 0DR

£259,950 Freehold



## About The Property

The property is a three storey character three bedroom semi detached house with an attractive brick and flint exterior and a slate roof.

The well proportioned accommodation comprises an entrance hallway which opens through to both reception rooms and has stairs leading to the first floor. The sitting room has an open fireplace with exposed brickwork and a timber mantel over and this room opens to the dining room which has space for a table and chairs, a cupboard housing the gas boiler and French doors leading on to a decked area to the rear. The kitchen has a range of cream fronted base and wall units with integrated electric oven and gas hob, washing machine and dishwasher and a fridge/freezer. Beyond the kitchen is a cloakroom.

On the first floor is the main bedroom with a bay window to the front, a further single bedroom and a family bathroom with a white suite. On the second floor is a further bedroom with a window to the side. Benefits include PVCu double glazing and gas fired central heating together with a raised, tiered garden to the rear.

Shaftesbury Road lies on the edge of the popular town of Wilton within easy distance of the amenities Wilton has to offer including shops, doctors, dentist and public houses. There is a regular bus service that provides access to Salisbury city centre which lies approximately three miles away. NO CHAIN.



- Character three storey semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen with fully integrated appliances
- Cloakroom
- FF bathroom
- PVCu DG & gas CH
- Edge of town location

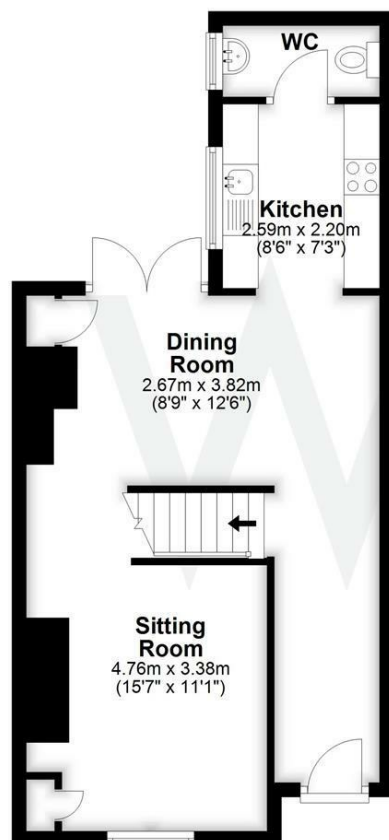






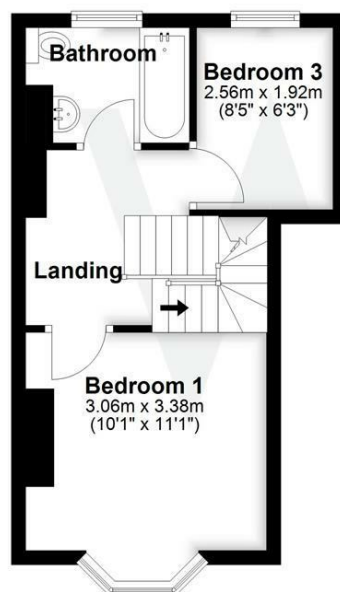
### Ground Floor

Approx. 44.6 sq. metres (480.5 sq. feet)



### First Floor

Approx. 27.9 sq. metres (300.5 sq. feet)



### Second Floor

Approx. 16.0 sq. metres (172.6 sq. feet)



Total area: approx. 88.6 sq. metres (953.7 sq. feet)

## Further Information

Local authority: Wiltshire Council

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

Tenure: Freehold

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

Heating : Gas fired central heating.

Directions : leave Salisbury on the A36 in a westerly direction and upon reaching Wilton continue forwards at the traffic lights in the centre of the town. Follow the road around a left hand bend in to Shaftesbury Road and the property can be found on the right hand side.

What3Words : ///doomatescapades.tumble

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	