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WHITES

Flat 2 North View, Salisbury Road, Shrewton, Salisbury, Wiltshire, SP3 4EQ

£200,000 Leasehold

## About The Property

The property is a two bedroom maisonette with accommodation principally arranged over two floors and set within an attractive brick and flint period building.

This split level property has an entrance hallway with an attractive tiled floor and an understair cupboard. On the first floor is a sitting room with a window to the front elevation. The kitchen has an attractive range of cream fronted base and wall units with granite work surfaces and an integrated fridge/freezer, electric oven and hob with an extractor over. There is also space for a washing machine. There is a shower room which has fully tiled walls and floor, a white three piece suite and there is a shaver point and a heated towel rail.

On the first floor there are two double bedrooms. The main bedroom to the front has two built in wardrobes and the rear bedroom offers views across gardens. The property also benefits from PVCu double glazing and night storage heating.

To the side of the property there is a driveway which provides tandem parking for two cars. A passageway leads to the garden which is a good size and has lawned, gravelled and paved areas. At the end of the garden is a useful workshop with power and light.

The village of Shrewton lies 12 miles from Salisbury in a northerly direction and offers excellent access to the A303. It has a wide range of amenities including a convenience store which has a post office, a garage, churches, a butcher's, a public house and doctors surgeries.



- Split level maisonette
- Two bedrooms
- Sitting room
- Kitchen
- Shower room
- PVCu DG and night storage heating
- Off road parking for two cars
- Garden





## Further Information

Local authority: Wiltshire Council

Council Tax: B - £1810.07 (2025/2026)

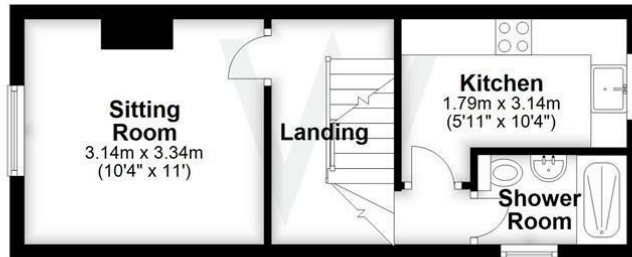
Tenure: Leasehold. 125 year lease from 2017. There is no fixed annual maintenance charge as this will be split between the two flats on a "as needed" basis. Ground rent is approximately £100 p.a and split over two payments.

Services : Mains electricity, water and drainage. Night storage heating.

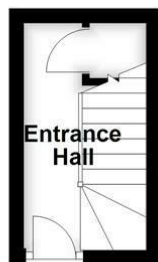
Directions : Leave Salisbury on the A360 Devizes Road and after crossing over the A303 at the roundabout continue to the next roundabout turning left towards the village of Shrewton. Proceed into the village turning left in to Chalke Hill. At the T junction turn left and the property can be found on the right hand side.

What3Words : [///employ.claim.interacts](https://www.what3words.com/#!/employ.claim.interacts)

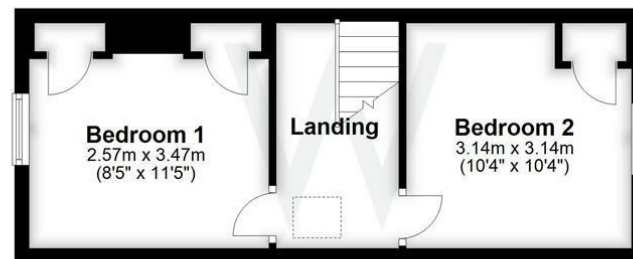
### First Floor



### Ground Floor



### Second Floor



Total area: approx. 58.2 sq. metres (626.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	