52 Shaftesbury Road, Wilton, Salisbury, Wiltshire, SP2 0DR

Guide Price £339,000 Freehold

## About The Property

A very attractive character semi-detached house situated on the edge of the town, offered in good order throughout and with vacant possession. The house benefits from gas central heating by radiators, double glazed windows and doors whilst terrific potential exists for alteration and improvement.

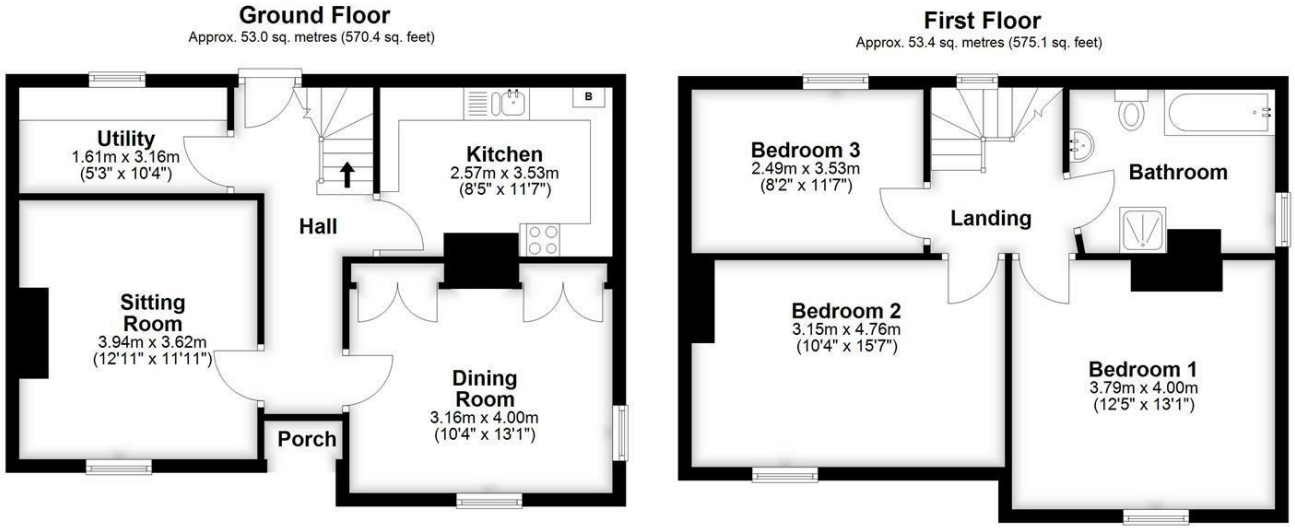
Steps lead up through a paved front garden giving a terrific platform for potted plants. Steps then lead to the covered porchway with tiled floor and outside light. A double glazed door opens into the spacious hallway with stairs to the first floor with storage cupboard below, back door to rear garden and doors lead to all other ground floor rooms. The sitting room, to the front elevation has a stone fireplace and hearth, coved ceiling and window shutters. The dining room has a double aspect with windows to south and east, two built in double cupboards, window shutters and ceiling downlighters. The utility room has a work surface with cupboards and drawers beneath together with appliance space, wall cupboards, tiled walls and floor. The kitchen has work surfaces to all sides with tiled splashbacks, base and wall cupboards, double drainer sink unit, built in hob and oven and cupboard housing the gas boiler providing hot water and central heating. On the first floor are three double bedrooms and a bathroom. The main bedroom has a double aspect, coved ceiling and window shutters. Bedroom two has window shutters, coved ceiling and a cast iron fireplace. Bedroom three looks to the rear. The bathroom is a really good size with shower cubicle, bath, wc and wash hand basin. tiled wall, extractor fan and window shutters.

Outside there is a level area immediately to the rear of the house. On this is a range of outbuildings which are now in need of improvement. Steps lead up to the remainder of the garden which extends to the east with a paved patio. There is an area to the side which has been paved and a pedestrian access gate into the rear.

Shaftesbury Road lies on the edge of the popular town of Wilton, within easy walking distance of local amenities 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 which also has a mainline railway service to Waterloo.

3 | 1 | 3 | 1145.40 sq ft

- Character Property
- Gas Central Heating
- Double Glazed Windows
- Three Good Bedrooms
- Two Reception Rooms
- Kitchen and Utility
- Outside Space
- Fantastic Potential
- No Onward Chain




Total area: approx. 106.4 sq. metres (1145.4 sq. feet)

## Further Information

Local authority: Wiltshire Council

Council Tax: C - £2,333.09 (2026/2027)

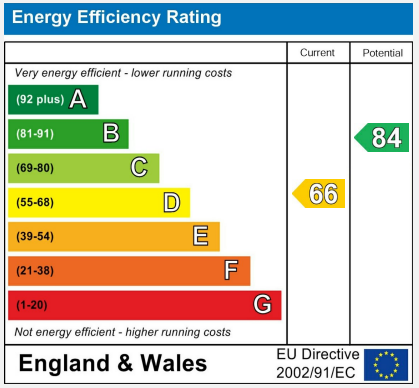
Tenure: Freehold

Services: All mains services are connected.

Heating: Gas Central Heating by radiators.

Directions: Leave Salisbury on the A36 in a westerly direction. At the roundabout turn left and go straight over 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 after the mini roundabout.

What3Words: ///detective.initiates.requiring

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