



219 Wilton Road, Salisbury, Wiltshire, SP2 7JY

Jordan & Mason

219 Wilton Road, Salisbury, Wiltshire, SP2 7JY

£205,000 Freehold

Brief Property Description

Situated on the Wilton Road, this spacious two-bedroom house has a layout that is very typical of its period. A useful entrance vestibule extends into an entrance hallway with staircase. There are two ground floor reception rooms with a generous under stairs storage cupboard in one. The kitchen can be found at the rear and although functional, offers purchasers tremendous scope for enhancement. The boiler is located within the kitchen and this provides hot water and central heating. The first floor continues with much the same feel with a first-floor landing and doors leading to bedroom one at the front, bedroom two, also a double bedroom, and a bathroom with separate shower unit. An attic hatch with loft ladder leads to a loft space. The property benefits from PVCu double glazing, gas central heating and is within close proximity to nearby amenities.

The Location and nearby Facilities

The house can be found upon the western side of the cathedral city of Salisbury approximately 2 miles from the historic market town of Wilton. A public house, fish and chip shop, cooperative general store can all be found within a short walking distance and public transport also gives access into the city centre. Parking is on street and available in the side roads opposite, in particular New Zealand Avenue. The property will suit those working in the city centre or requiring access to Salisbury's mainline railway station which is not far.



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Kitchen 11' 4" x 7' 10" (3.46m x 2.40m)

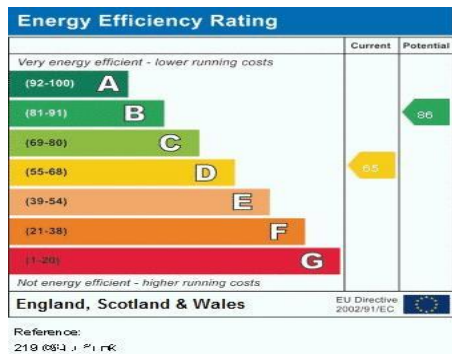
Dining Room 3.23' " x 13' 10" (m x 4.22m)

Sitting Room 12' 7" x 10' 6" (3.83m x 3.20m)

Bedroom 1 16' 6" x 10' 7" (5.04m x 3.22m)

Bedroom 2 11' 6" x 10' 8" (3.50m x 3.25m)

Bathroom 11' 4" x 7' 11" (3.46m x 2.41m)



Postcode;
SP2 7JY

Directional note:

Leave Salisbury along the A36 Wilton Road and pass the Shell/Waitrose petrol station. Continue passing the Cooperative store and Britz take away and diner and the property can be found upon the left-hand side before 'The Halfway House' public house.

Council Tax Band: C

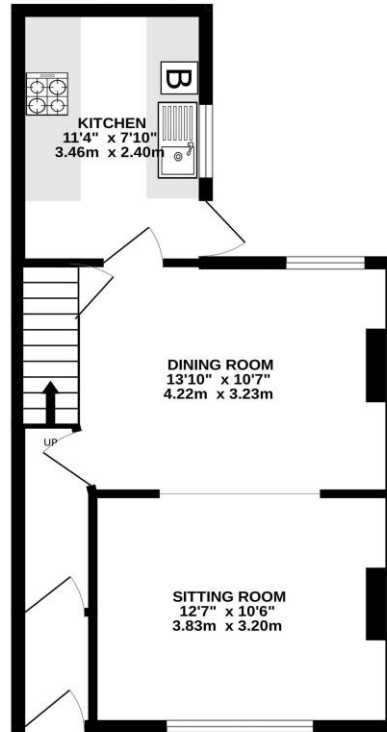
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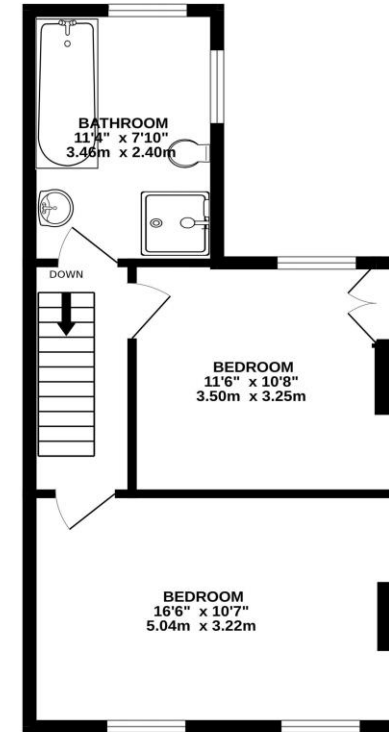
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.
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Fixtures and fittings: a list of fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or maybe available by separate negotiation) will be provided by the seller's solicitors. Important notice: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Jordan, Mason and Associates Ltd. in the particulars or by word-of-mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jordan, Mason and Associates Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, videos etc: the photographs, property videos and virtual tours etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements, and distances given are approximate only. 3. Regulations etc. any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Jordan and Mason is a trading name of Jordan, Mason and Associates Ltd. which is a registered company in England and Wales with registration number **08708615**. Our registered office is 4 St Thomas's Square, Salisbury, Wilts SP1 1BA.(01722 441 999)