



BULBRIDGE ROAD, SALISBURY, WILTSHIRE, SP20LE
£359,000 GUIDE PRICE

Winkworth



BULBRIDGE ROAD, SALISBURY, WILTSHIRE, SP2 0LE

Detached four-bedroom family home, offering scope for updating and potential to extend (subject to planning permission) with garage, driveway parking and south facing rear garden. Offered with no onward chain.

A four-bedroom family home in a much sought-after residential area, in need of updating, but offering the opportunity to improve and enhance (subject to the necessary planning permissions and building regulations). The property provides generous living space and a private south facing rear garden.

Set back from the road, the property features a low brick-built wall frontage and driveway offering off-road parking, together with a tandem double garage. A covered porch leads into a good-sized entrance hall. The well-proportioned sitting room is filled with natural light from the side elevation bay window, with sliding doors opening to the rear garden. The kitchen/breakfast room enjoys views across the rear garden and leads through to a lobby with further access to the side. Off the entrance hall is a dining room, as well as a further reception room which could serve as a second sitting room or study. A cloakroom completes the ground floor accommodation.

Upstairs, the first floor has four well-proportioned double bedrooms and a walk-in wet room/shower room.

Outside, the property benefits from a front lawned garden with side access, while the rear garden is fully enclosed with wood panel fencing and offers excellent scope for landscaping to create a very pleasant outdoor space.

Offered with no onward chain.



AT A GLANCE

- Kitchen/breakfast room
- Sitting room
- Dining room
- Four double bedrooms
- Wet room
- Garage
- Gardens

LOCATION

Situated a short distance from the centre of this historic market town and within walking distance of all local facilities, Wilton is the former ancient capital of Wessex renowned as the home of the Earl of Pembroke and the magnificent Wilton House together with its Italianate church.

The town gained international recognition through its famous carpet weaving, and today the former Wilton carpet factory has been transformed into a well-equipped shopping centre. While retaining much of its history and charm, Wilton now caters to modern lifestyles with ample parking and amenities.

The town offers a weekly market, a variety of shopping facilities, and a number of notable independent shops, including an excellent bakery, hardware store, florist, and a choice of cafés. Public transport links provide easy access to Salisbury, and there is also a convenient park-and-ride facility on the edge of town.

For those who enjoy the outdoors, the surrounding area provides superb cycling, scenic walking routes, riding stables, and regular events at Salisbury Racecourse.

DIRECTIONS

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From Salisbury, leave the city centre via Castle Street and at the roundabout on the ring road, take the first exit. Continue on the A36 towards Wilton. At the crossroads in the centre of Wilton, turn left onto South Street. Follow the road past the turnings for Burcombe Lane and Oak Ash Green, then take the next right into Bulbridge Road. The property can be found a short distance along on the left-hand side, indicated by a Winkworth For Sale board.

EPC Band C

Council Tax Band E

Double glazing and gas central heating

Ultrafast broadband available.

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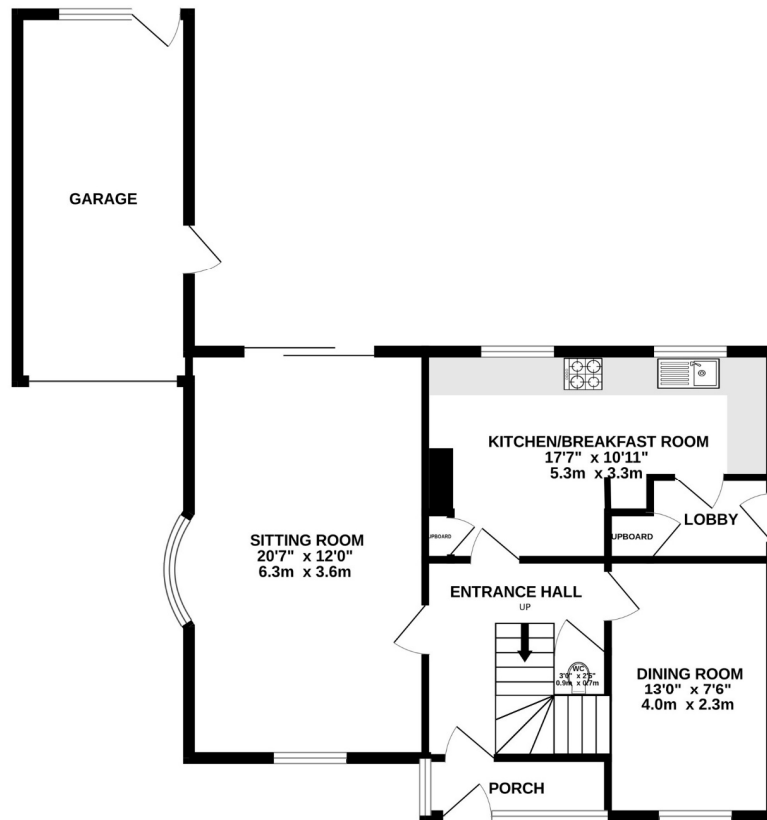
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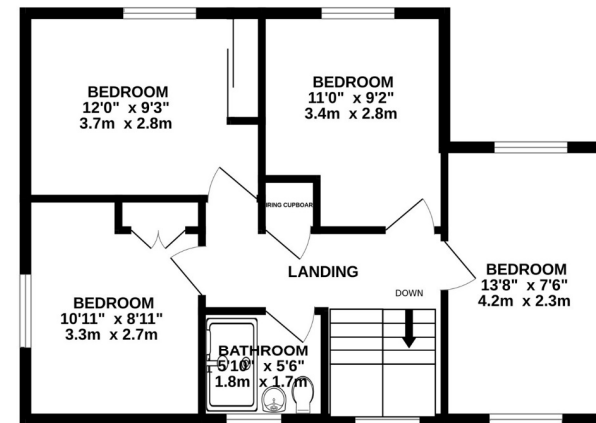
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GROUND FLOOR



1ST FLOOR



56 BULBRIDGE ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	78 C

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