



6 RUSSELL STREET, WILTON,
SALISBURY, WILTSHIRE, SP2 0BG

PRICE: £210,000

McKILLOP & GREGORY
ESTATE AGENTS

**A CHARMING REFURBISHED
COTTAGE WITH SOUTHERLY
FACING COURTYARD GARDEN
LOCATED IN THE TOWN CENTRE**

DIRECTIONS:

From our Office in Castle Street proceed away from the City centre beneath the railway bridge and take the first left at the roundabout into Churchill Way West. At the next roundabout take the second exit on to the A36 Wilton Road continuing away from the City. Continue past the cricket ground, golf course and garden centre and at the next roundabout turn left towards Wilton town centre. Pass the entrance to Wilton House on the left and after a short distance, just beyond the Pembroke Arms Hotel bear right into Russell Street and number 6 will be found on the left hand side.

DESCRIPTION:

This is a charming terraced cottage with origins we believe dating to the latter part of the 18th century and built of rendered elevations beneath a slate roof. The house has been attractively modernised yet retains a great deal of character, benefiting from gas fired central heating, and including an Inglenook fireplace, many exposed timbers, paved slab flooring to the ground floor and natural floorboards on the upper levels. The kitchen, bathroom and cloak/utility room were refitted approximately eleven years ago and there is a delightful southerly facing courtyard garden at the rear. There is ample on road parking to the front.



LOCATION: The property is located on the edge of the town centre and within level walking distance of most of this historic towns excellent facilities which include Lloyd's Bank, two small supermarkets, post office, baker and hardware store. The town is supported by a selection of public houses, C of E primary school and churches. There is a weekly Thursday market in Wilton town square from which there is also an excellent bus service to the City of Salisbury some three miles away. Here there are more comprehensive facilities including a mainline railway station to London Waterloo, shops and supermarkets, schools and leisure facilities.

The accommodation comprises: -

FRONT DOOR TO:

SITTING ROOM: 4.43m x 4.02m (14' 6" x 13' 2")

Featuring an inglenook fireplace, three wall lights, window seat, radiator, meter cupboard, staircase to first floor, paved slab flooring, exposed timbers. Opening to:-

KITCHEN/DINING ROOM: 4.58m x 3.31m (15' 0" x 10' 10")

Continuation of the paved slab flooring, built in cupboards part under stair and part with glass front, radiator, built in cupboard housing a gas combi boiler. The kitchen area comprises:- two worktops with base cupboards and drawers beneath and matching wall cupboards, concealed refrigerator and dishwasher, stainless steel one and a half bowl single drainer sink unit, four ring electric hob with filter hood above and electric under oven, ceiling downlights. Stable door to courtyard garden. Door to:

CLOAK/UTILITY ROOM: 2.56m x 1.29m (8' 4" x 4' 2")

Single worktop with double cupboard over, appliance space including plumbing for automatic washing machine, low level WC, wash hand basin, radiator, continuation of paved slab flooring.

ON THE FIRST FLOOR LANDING:

Staircase rising to loft bedroom, radiator, exposed timbers.

BEDROOM 1: 4.53m x 3.63m (14' 10" x 11' 10")

Natural timber floorboards, exposed timbers, fireplace, radiator.



BATHROOM: Refitted with a white suite comprising panel bath with main shower attachment and side screen, low level WC, wash hand basin.

SECOND FLOOR:

BEDROOM 2: 4.53m x 3.97m (14' 10" x 13' 0") maximum measurements. Double aspect with Velux roof light to the rear elevation, window to the front, deep built in cupboard, exposed timbers, natural timber floorboards, loft access to small void, radiator.

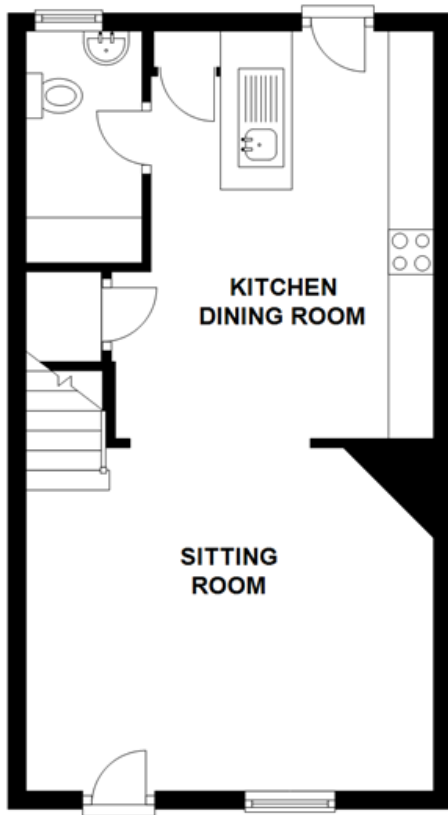
OUTSIDE: At the rear of the property there is an enclosed southerly facing courtyard garden. At the front of the property there is ample on road parking.

SERVICES:

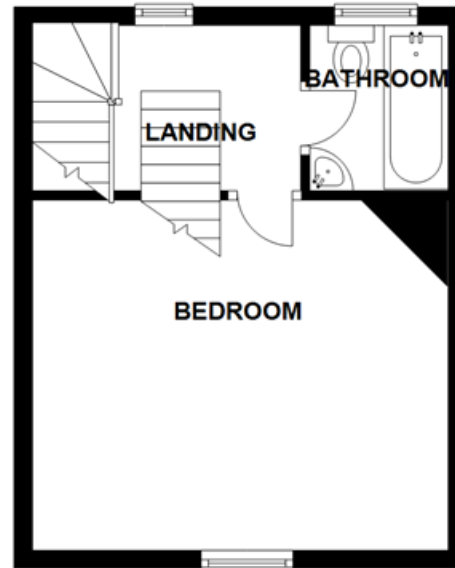
All mains services are connected to the property.

COUNCIL TAX: Band C £1,442.09

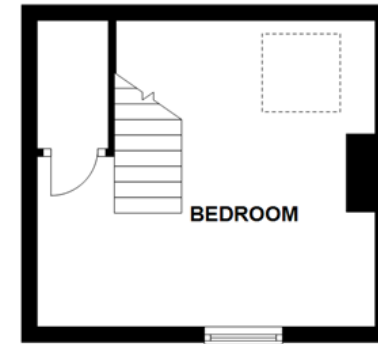
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Performance Certificate			
6, Russell Street, Wilton, SALISBURY, SP2 9BS			
Dwelling type:	160-square house	Reference number:	024120717514-0300-1215
Date of assessment:	19 September 2010	Type of assessment:	RESidential existing dwelling
Date of certificate:	20 September 2010	Total floor area:	82 m ²
Click this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by making improvement measures			
Estimated energy costs of dwelling for 3 years		£ 3,316	
Over 3 years you could save		£ 744	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 302 over 3 years	£ 192 over 3 years	You could save £ 144 over 3 years
Heating	£ 2,047 over 3 years	£ 2,073 over 3 years	
Hot water	£ 190 over 3 years	£ 231 over 3 years	
Total	£ 3,316	£ 2,496	
These figures show that the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is a band 'D' rating (60).			
Click on the graph to see more details.			
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 117	
2 Low energy lighting for all fixed outlets	£20	£ 120	
3 Heating controls (thermostats, radiator valves)	£250 - £400	£ 100	
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and how to finance your improvements, click to view energy and home price information and energy or real EPC 101 1214 (and where you can find out more). The Green Deal will allow you to make your home cooler and cheaper to run to help you pay for it.			

Viewing By confirmed appointment only with the vendor's agent. Telephone 01722 414747.

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Agent's note Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances. We strongly recommend purchasers obtain legal advice and a survey.

t 01722 414747

44 Castle Street, Salisbury, Wiltshire, SP1 3TS
e homes@mckillopandgregory.co.uk

www.mckillopandgregory.co.uk

