



## WAGSTAFF WAY, SALISBURY

A superb three bedroom end-of-terrace Freehold house overlooking a central green, built in 2014 with the balance of a 10 year NHBC warranty.

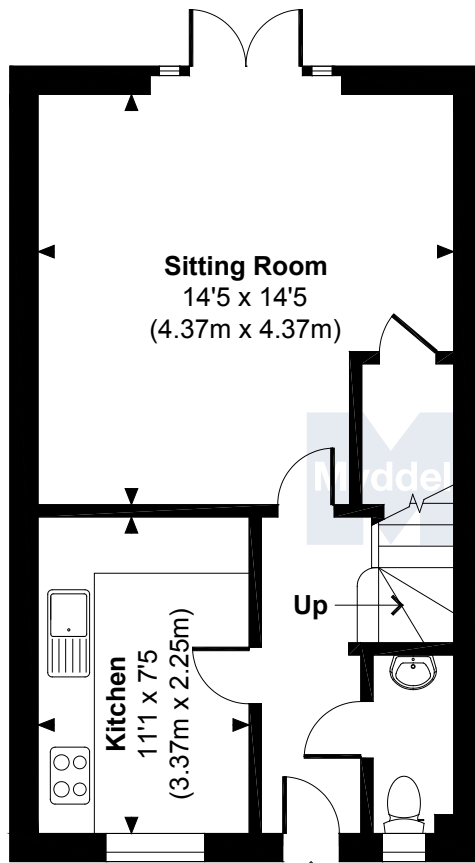
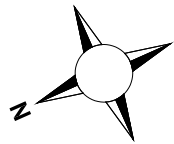




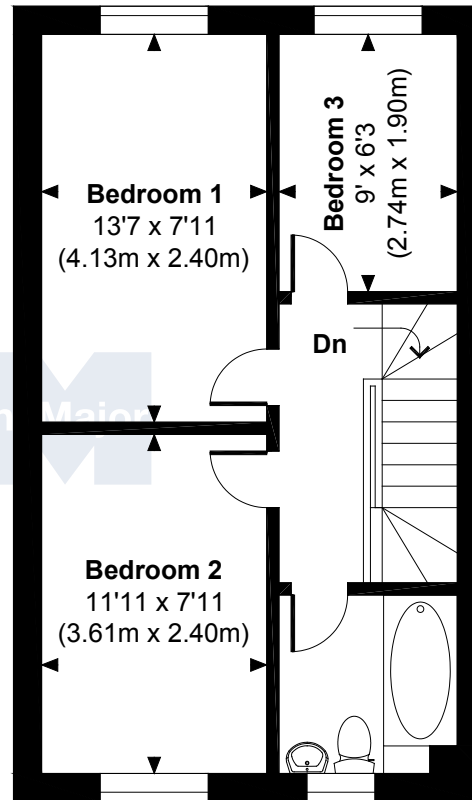
Set in a peaceful and highly sought-after residential development on the western side of Salisbury, overlooking a central green, a beautifully presented three bedroom end-of-terrace Freehold house, built in 2014. The welcoming entrance hall gives way to the smart, well-equipped kitchen and a generous sitting room with ample space for dining and French doors which provide views and access of the delightful and enclosed rear garden. A cloakroom completes the ground floor accommodation. On the first floor there are three perfectly proportioned bedrooms and a modern family bathroom. There are two allocated car parking spaces, covered by a car port as well as ample visitor parking spaces.

The property is conveniently situated close to local shopping facilities along the Wilton road and is within easy reach of the historic cathedral city centre of Salisbury, with its plethora of restaurants, shopping, educational and leisure facilities. There is a good local bus service running to the city centre and the hospital. Salisbury has excellent road links to London (A303), Southampton (A36) and Bournemouth (A338) and provides direct trains to London Waterloo from Salisbury mainline railway station. Salisbury has also been recently voted as the best place to live by The Sunday Times.



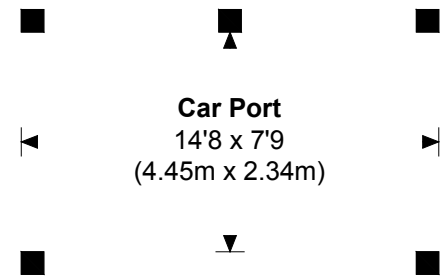


**GROUND FLOOR IN**



**FIRST FLOOR**

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**CAR PORT**

Approximate Gross Internal Area  
 Main House = 755 Sq Ft / 70.13 Sq M  
 Car Port = 113 Sq Ft / 10.46 Sq M  
**Total = 868 Sq Ft / 80.59 Sq M**  
 Outbuildings are not shown in correct orientation or location.

49 High Street Salisbury Wiltshire SP1 2PD  
**01722 337575**  
[www.myddeltonmajor.co.uk](http://www.myddeltonmajor.co.uk)

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that: - i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

