



3 Wiley Terrace, Wilton, Salisbury, Wiltshire

Jordan &
Mason

3 Wiley Terrace, Wilton, Salisbury, Wiltshire, SP2 0HN

£295,000

Brief Property Description

The property is quietly situated off a track benefiting from a very pleasant riverside position, this three-bedroom, mid-terraced character home is extremely well-presented throughout.

The accommodation comprises an entrance hallway, a sitting room, a separate dining room, and a well-appointed kitchen overlooking the charming rear garden. The kitchen leads to a very useful boot room, which, in turn, provides access to a downstairs shower room. Upstairs, there are three double bedrooms and a modern family bathroom.

The property enjoys the convenience of gas central heating and double glazing.

The Location and nearby Facilities

Wiley Terrace is situated in the center of this historic market town, within walking distance of all local facilities. Wilton, the former ancient capital of Wessex, is renowned for being the current home of the Earl of Pembroke and his family residence, Wilton House, and its Italianate church.

The town gained international recognition through its carpet weaving and the transformation of the Wilton carpet factory into a well-equipped shopping centre. While preserving much of its history and character, Wilton caters to modern shoppers with ample parking and amenities. The town features a market, a variety of shopping facilities, and noteworthy independent shops, including an excellent bakery, hardware store, florist, a selection of cafes, and public transport links to Salisbury. Additionally, Wilton has a park-and-ride facility located on the town's outskirts.

For those with outdoor interests, the area offers superb cycling, local walking routes, riding stables and regular events at Salisbury racecourse.



3



2



2

EPC

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
3 Rialto, London, UK



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Directional note:

From Salisbury continue via the A36 to Wilton and at the crossroads in the centre, turn right onto North Street. Towards the end of the road, just before the bridge, turn left onto Wiley Terrace, where the property can be found midway along the terrace.

Council Tax Band: C

Lease remaining: N/A

Ground rent: N/A

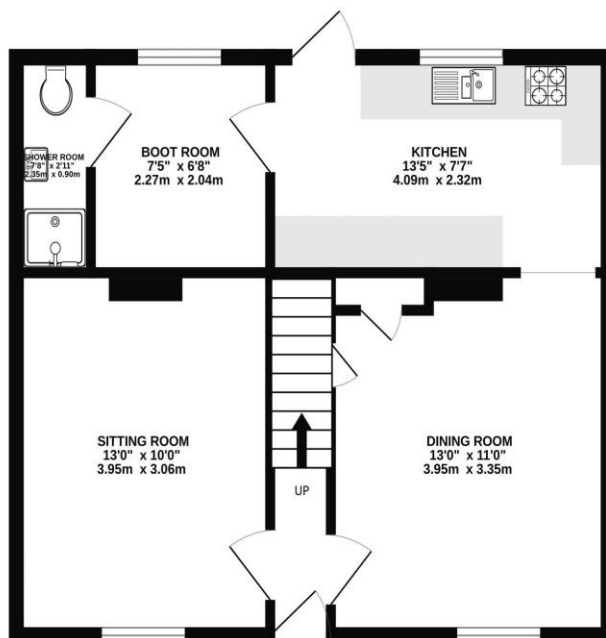
Maintenance charge: N/A

Property reference: 00003373

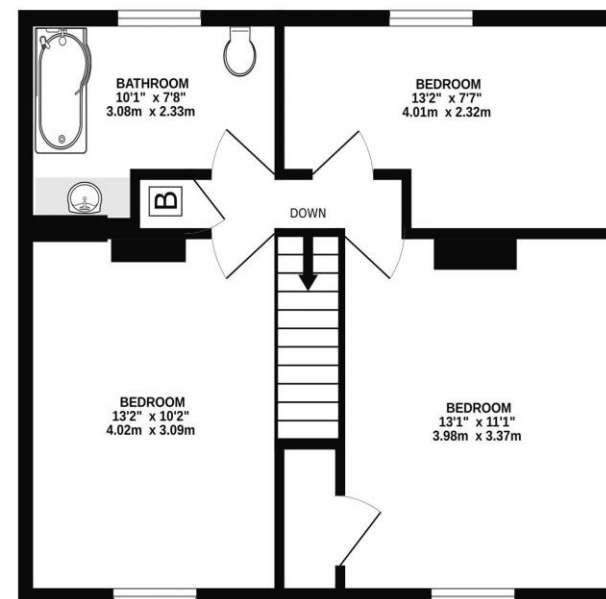
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.
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Here to help....

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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)