



67 Bailey Lane, Wilton, Salisbury, Wiltshire, SP2 0FR

Jordan & Mason

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£400,000 Freehold

Brief Property Description

This newly constructed townhouse is particularly well-presented and offers excellent family accommodation over three floors, a pleasantly sized garden, and allocated parking for two cars. The property benefits from gas-fired central heating, and the windows are double-glazed throughout. The rooms include a generous entrance hall with a large cloakroom off, a lounge, and a kitchen/dining room with a laundry cupboard off and patio doors to the garden, all on the ground floor. On the first floor, there are three very well-proportioned bedrooms, one with a large en-suite shower room, and a family bathroom, while on the floor above, there is a further double bedroom with its own en-suite shower room. We advise an early inspection to appreciate this lovely home.

The Location and nearby Facilities

This modern development, built by Redrow Homes, lies just half a mile from the centre of the historic market town of Wilton. The town is thought to be the ancient capital of Wessex and is the location for Wilton Carpets (formerly Wilton Royal Carpets) and is home to the Earl of Pembroke at the beautiful and architecturally important Wilton House. There is much history to the town which blends a weekly market with a mix of shops for daily needs and further local facilities which include schools, churches, doctors' and dental practices and a number of pubs. There are children's play parks and tennis courts and a Bowls club. There is currently an excellent public transport service from the Market Square with buses to central Salisbury some three miles away. This cathedral city has a wider selection of shopping and social amenities, a twice weekly market, theatres and a leisure centre and there is a mainline rail station with services to London Waterloo and the West Country.



4



1



3



Sitting Room 14' 4" x 11' 1" (4.36m x 3.38m)

Kitchen/Diner 18' 2" x 9' 6" (5.54m x 2.89m)

Bedroom 14' 6" x 11' 8" (4.43m x 3.56m)

Bedroom 10' 4" x 9' 8" (3.16m x 2.95m)

Bedroom 9' 8" x 7' 6" (2.95m x 2.28m)

Bedroom 15' 1" x 12' 1" (4.61m x 3.68m)

Family Bathroom 6' 11" x 6' 7" (2.11m x 2.01m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		95	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Postcode;
SP2 0FR

Directional note:

Leave Salisbury along the A36 Wilton Road and proceed in a north westerly direction towards Wilton. At the roundabout beyond the Wilton Garden Centre turn right taking the third exit into The Avenue . Turn second right into Bailey Lane, follow the road around to the right and at the bottom of the road turn left. This property is found after a short distance on the left as indicated by the agent's For Sale board.

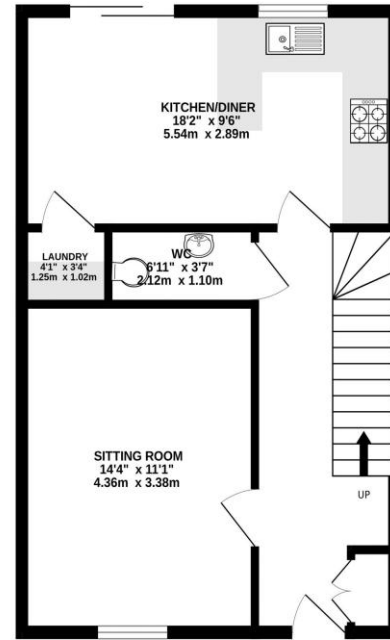
Council Tax Band: E

Property reference:
00002340

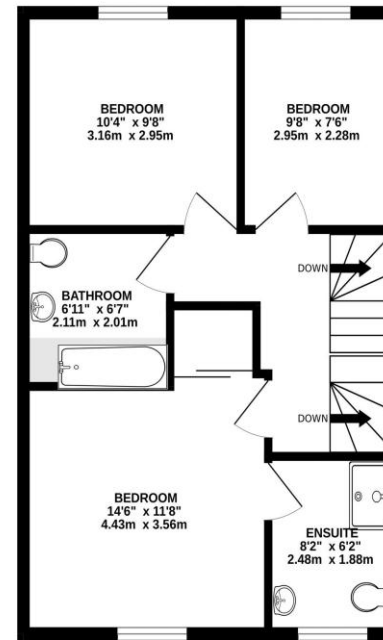
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

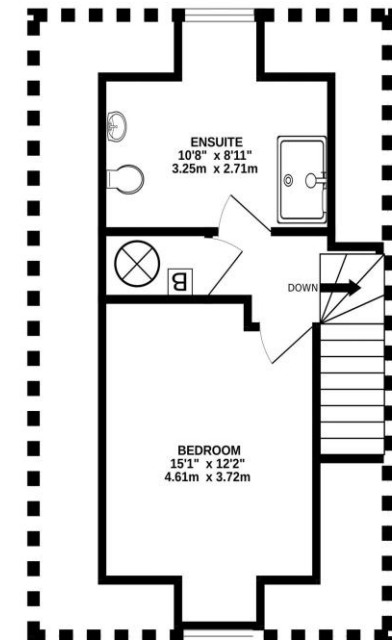
GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 sq.m.) approx.

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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk



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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)