



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

Jordan & Mason

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

£325,000 Freehold

Brief Property Description

This attractive three-bedroom house is situated upon a sought-after modern development only a short distance out of the historic market town of Wilton. The accommodation includes entrance vestibule, sitting room with aspect front, downstairs W.C., Kitchen/breakfast room with aspect over pleasant rear garden, three bedrooms, ensuite shower room to master bedroom, main bathroom. The property is typical of its age and has the benefit of gas central heating and PVCu double glazing. It is presented with tasteful decoration throughout and quality fixtures and fittings, together with two parking spaces at the front an enclosed rear garden and pretty front garden, viewing is highly recommended.

The Location and nearby Facilities

The development lies just half a mile from the centre of the historic market town of Wilton which was the ancient capital of Wessex, noted for Wilton Royal Carpets, is home to the Earl of Pembroke and the family home of Wilton House. There is much history to the town which blends with the bustling market, eclectic mix of shops and local facilities which include schools, churches, public transport, tennis courts, children's play parks and a shopping centre. The Pembroke Arms is a noteworthy hotel and public house which also supports beautiful gardens. There are a number of other eateries and public houses within the town which give it an inviting atmosphere with a good sense of community.



3



1



2



B

Sitting Room 17' 7" x 10' 10" (5.37m x 3.29m)

Kitchen 14' 1" x 8' 4" (4.28m x 2.55m)

Bedroom 1 14' 0" x 10' 8" (4.26m x 3.26m)

Bedroom 2 10' 8" x 9' 0" (3.26m x 2.74m)

Bedroom 3 9' 0" x 7' 3" (2.74m x 2.22m)

Bathroom 7' 1" x 6' 4" (2.16m x 1.92m)

En-suite 10' 8" x 5' 9" (3.26m x 1.76m)

W.C/Utility 5' 10" x 3' 8" (1.78m x 1.11m)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Postcode;
SP2 0FR

Directional note:

Leave Salisbury along the A36 Wilton Road and proceed in a westerly direction towards Wilton. At the roundabout turn right taking the third exit and continue up the hill. After a short distance turn right into Bailey Lane and the property can be found on the left-hand side, indicated with the Jordan and Mason FOR SALE board.

Council Tax Band: D

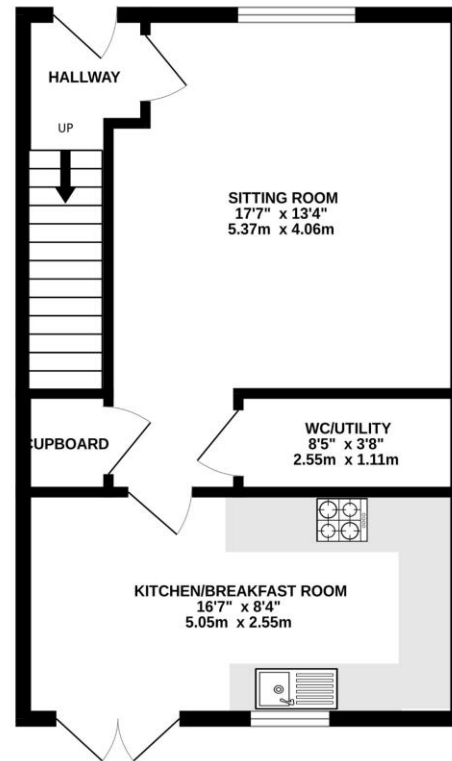
Property reference:

00002600

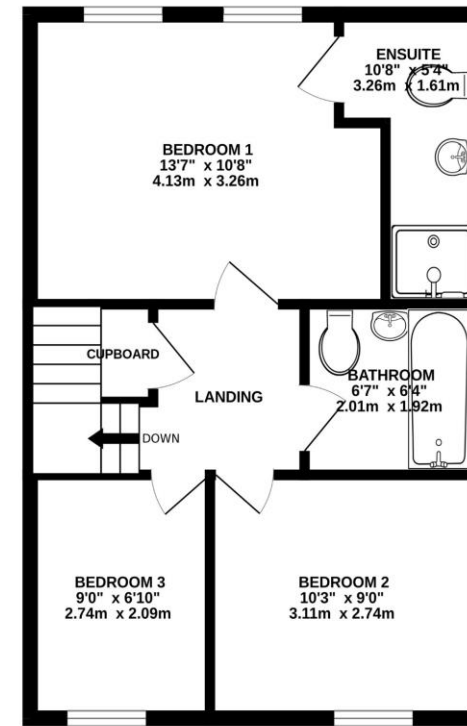
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR



1ST FLOOR



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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)