



11 LAMPARD TERRACE, WILTON, SALISBURY SP2 0LB

01722 238711

**BAXTERS**  
PROPERTY & LAND AGENTS





**11 LAMPARD TERRACE, WILTON, SALISBURY SP2 0LB**  
**PRICE GUIDE: £240,000**

Occupied for over 40 years by the present owners is 11 Lampard Terrace, a smart three bedroom modern terrace family home located within easy reach of the centre of Wilton.

Offered for sale in extremely good over all condition, the property is fully double glazed and centrally heated via a mains gas fired boiler to radiators. The accommodation well proportioned comprising a large reception hall with cloakroom, living room with feature fireplace, separate dining room which is open plan to a well equipped, recently refurbished kitchen and a double glazed conservatory style rear porch.





The first floor offers three double bedrooms, a remodelled “Jones & Co” family bathroom. There is excellent storage, generous fitted wardrobes, and a range of bespoke half landing bulkhead cupboards.

To the front of the house is a private drive with off road parking for two cars and a well tended garden. There is a fabulous rear garden offering a high degree of privacy which has been meticulously maintained with numerous mature shrubs, flower beds, sunny and shaded seating areas.

**LOCATION:** Situated near the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square and its weekly market and a range of shops including a small supermarket, baker, hardware store, coffee shop, chemist, bank, hairdresser, interior design shop and florist. There are churches for a number of denominations, pubs, a primary school, two doctors' surgeries, an optician and dental practices within the town. The cathedral city of Salisbury is approximately three miles away where there is a more extensive range of shopping, social and educational amenities and a twice weekly market. It is also worthwhile noting that the property is in reasonably close proximity to good walking country and Grovely woods.

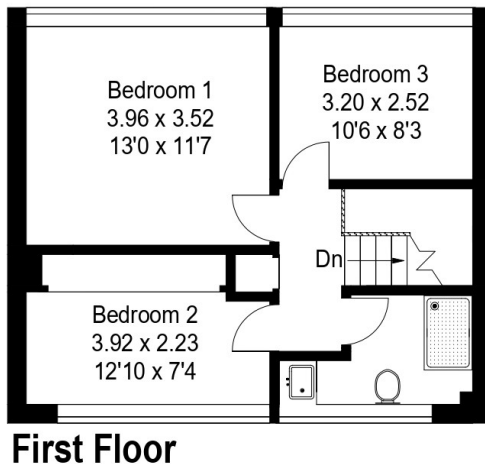
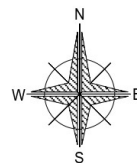
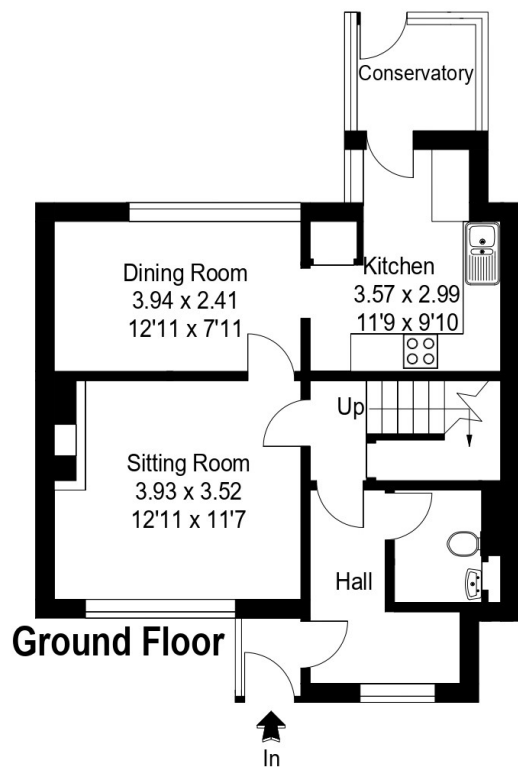
**DIRECTIONS:** Leave Salisbury on the A36 Wilton Road, passing the garden centre on your left hand side. At the roundabout, turn left towards Wilton town centre passing Wilton House on your left. Proceed to the traffic lights and turn left into South Street. Continue passing the Michael Herbert Hall on the right hand side and proceed over the bridge and take the next turn on the right in Burcombe Lane. Take the first turn on the left into Seagrim Road and you will find Lampard Terrace after a short distance on the right hand side.





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Approximate Gross Internal Area :- 96 sq m / 1035 sq ft



PRODUCED FOR BAXTERS 2024

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band C : £2,060.41 for year 2024/2025.

All mains services connected. Mains Drainage. Gas central heating. Fully double glazed.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10735.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			