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

£345,000 Freehold

About The Property

The property is a well presented three bedroom end of terrace house, constructed by Redrow Homes in 2015 and situated on the popular Erskine Park development on the edge of the popular town of Wilton.

The spacious accommodation is in superb order throughout and comprises an entrance hallway, a sitting room (both with timber flooring) a cloakroom and a kitchen/dining room. This has an excellent range of cream fronted units with integrated electric oven and grill, gas hob, extractor and fridge/freezer with French doors leading on to the rear garden. There is also space for a table and chairs.

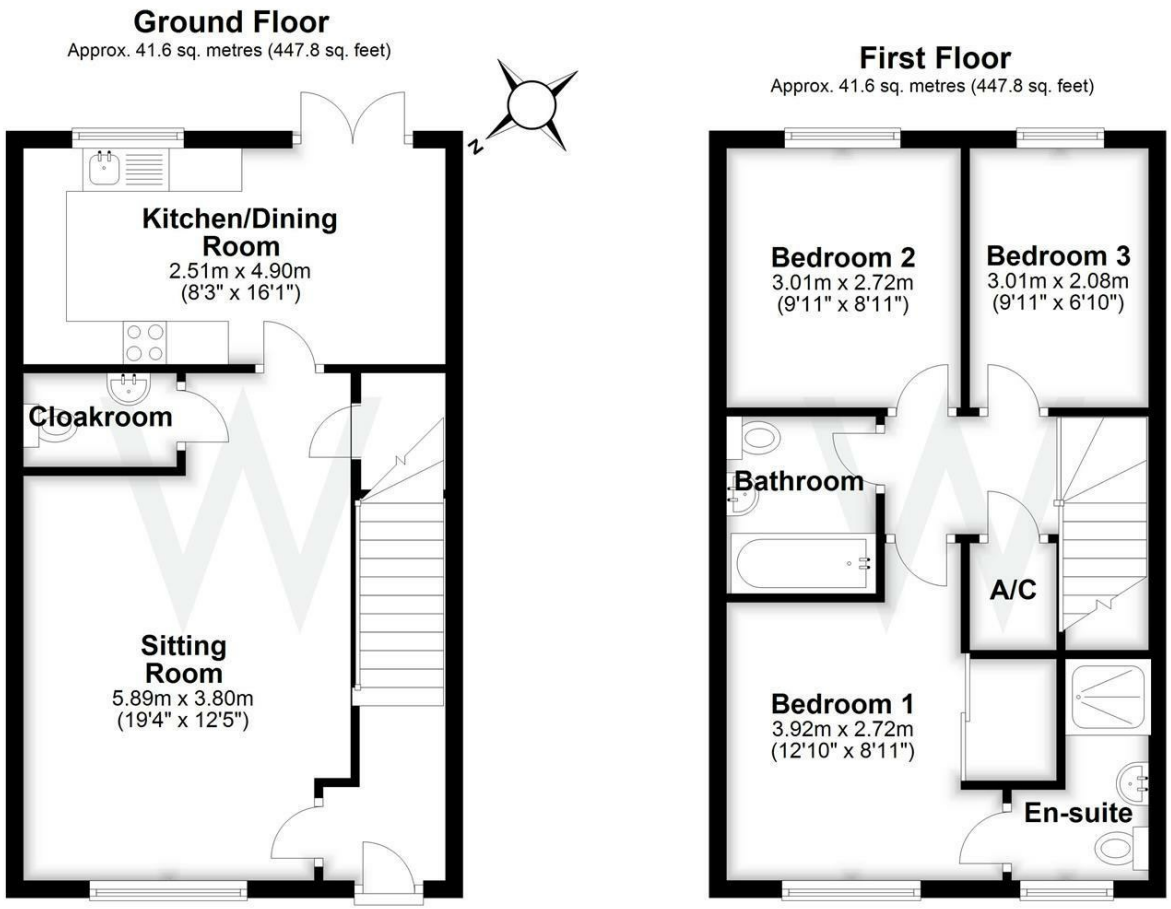
On the first floor, the master bedroom has a spacious en-suite shower room and a range of fitted wardrobes and there are two further bedrooms (double and single). The large family bathroom has a shower over the bath,

To the rear of the house is a pleasant garden which enjoys a south-easterly aspect and a patio area with a pergola over. The remainder is lawned with a path leading to the garden shed at the end. It is enclosed by timber fencing on all sides and there is a side access path leading to the front where there are two off road parking spaces directly in front of the property. The property also benefits from PVCu double glazing and gas central heating.

Wilton has a good bus service from the nearby Park and Ride and the town itself has an excellent range of amenities including doctors and dentists surgeries, a primary school and a convenience store with a post office.

3 2 1 895.60 sq ft

- Modern end of terrace house
- Three bedrooms
- Sitting room
- Kitchen/dining room
- Cloakroom
- Bathroom and en-suite to master
- PVCu DG and gas CH
- Two off road parking spaces
- Rear garden
- Edge of popular town



Total area: approx. 83.2 sq. metres (895.6 sq. feet)

Further Information

Local authority: Wiltshire Council

Council Tax: D - £2624.72 (2026/2027)

Tenure: Freehold

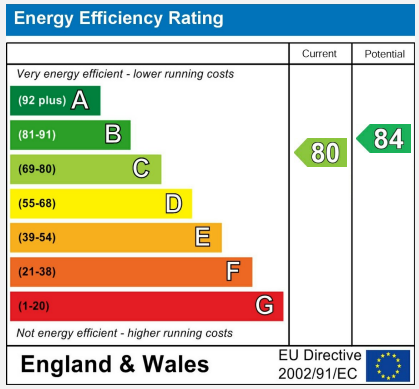
Services: Mains gas, electricity, water and drainage.

Agents Note: In accordance with Section 29 of the 1973 Estate Agent's Act, a personal interest is declared.

Heating: Gas central heating

Directions: Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Proceed up the hill before taking the sceond right into the Erskine Park development. The property can be found directly in front of you as the road bends to the right.

What3words:///schooling.shelf.defining



WHITES

01722 336 422
residential-sales@hwwhite.co.uk
Castle Chambers, 47, Castle Street, Salisbury, SP1 3SP