



BAILEY LANE, SALISBURY, SP2 0FR
£365,000 FREEHOLD

Winkworth



BAILEY LANE, SALISBURY, SP2 0FR

An immaculately presented and tastefully decorated four-bedroom house, situated within a sought after and convenient modern development on the edge of Wilton with off street parking and garden.

The property comprises a welcoming hallway with a convenient downstairs W.C. and access to the well-equipped kitchen/diner. Off the hallway is the sitting room, which features French doors leading out to the rear garden.

Stairs lead to the first floor, where two further double bedrooms, a third bedroom, and a modern family bathroom are located.

On the second floor, you will find the dual-aspect principal bedroom, complete with a modern en-suite shower room.

This property would be well suited to those seeking a modern, practical home close to the historic market town of Wilton. Viewing is highly recommended to fully appreciate this extremely well-presented and tastefully decorated home.

AT A GLANCE

- Entrance hall
- Kitchen/diner
- Sitting room
- W.C
- Four bedrooms
- Family bathroom
- Ensuite



LOCATION

The development is located just half a mile from the historic market town of Wilton, which was once the ancient capital of Wessex. Known for its rich heritage, including the famous Wilton Royal Carpets, the town is also home to the Earl of Pembroke and the magnificent Wilton House. Wilton seamlessly blends its historical significance with the vibrancy of a modern market town, offering a bustling market, an eclectic mix of shops, and essential local amenities such as schools, churches, public transport, tennis courts, children's play parks, and a shopping centre.

DIRECTIONS

What3Words - trusts.costumed.rungs

Leave Salisbury along the A36 Wilton Road and proceed in a westerly direction towards Wilton. At the roundabout, take the third exit and continue up the hill. After a short distance, turn right into Bailey Lane and follow the road down. Turn left at the bottom, and the property can be found on the left-hand side, indicated by a For Sale board.



EPC Band B

Wiltshire Council Tax Band D

Gas central heating and double glazing

Mains drainage

Ultrafast broadband available

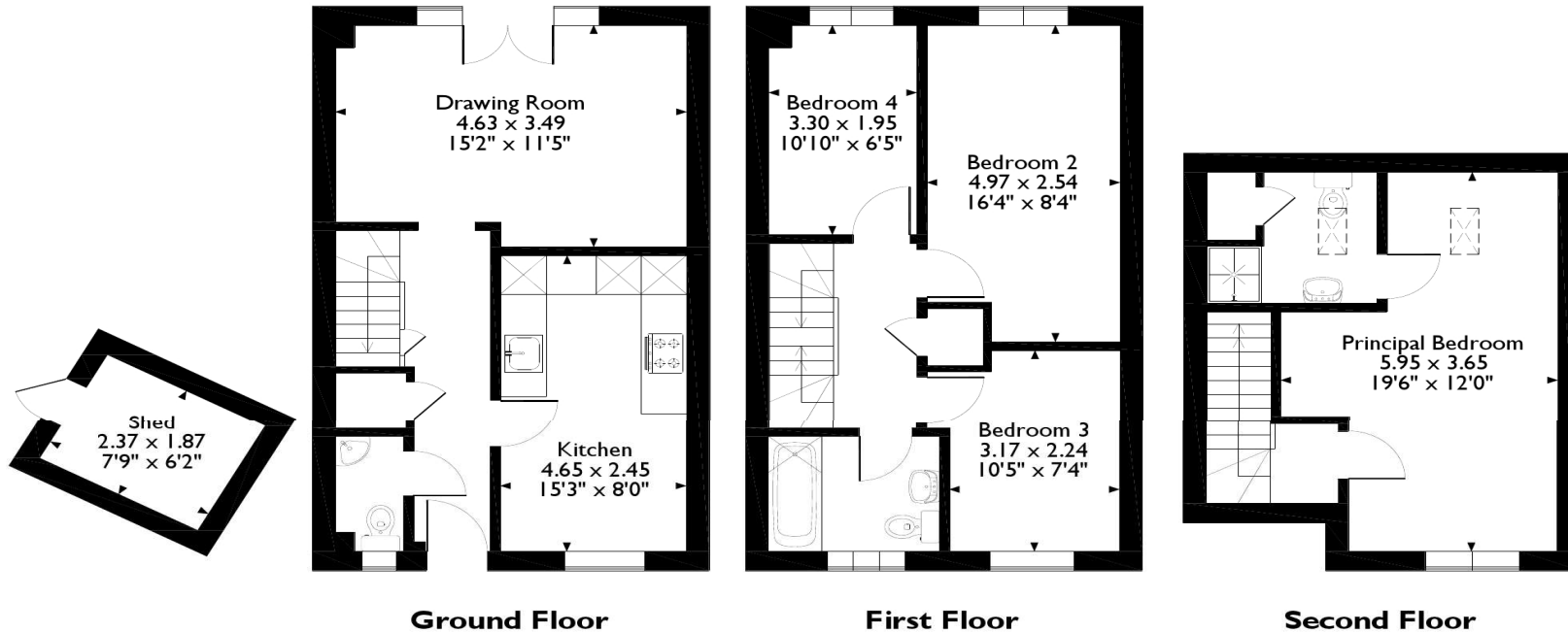
Mobile coverage likely inside with EE and O2

Mobile coverage inside likely with EE, O2, Three and

Vodafone



69, Bailey Lane, Wilton, Salisbury, Wiltshire
 Approximate Gross Internal Area
 Main House = 1105 SQFT/102 SQM
 Shed = 48 SQFT/4 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		95
(81-91)	B	85	
(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	

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