



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

Guide Price £395,000 Freehold

A well presented four bedroom, three storey terraced house on a popular development, with two parking spaces and a rear garden.

Description

The property is a well presented four bedroom terraced house with accommodation arranged over three floors. The property is offered with no onward chain and is situated on the popular Erskine Park development on the edge of Wilton. The accommodation comprises on the ground floor an entrance hallway, a kitchen/breakfast room which has an excellent range of units and an integrated oven, grill, fridge-freezer and dishwasher. There is a cloakroom, a utility cupboard and a sitting room with patio doors leading on to the rear garden. On the first floor are three bedrooms, one with an en-suite shower room and there is a family bathroom. On the second floor there is the master bedroom (currently used as a reception room) which has an en-suite shower room. The property benefits from PVCu double glazing throughout, gas fired central heating and the remainder of a 10 year LABC warranty. To the front of the property there are two off-road parking spaces and there is a pleasant rear garden with a south easterly aspect. The Erskine Park development lies on the edge of the popular town of Wilton which has an excellent range of amenities. The development also lies near the Park & Ride site providing convenient access into Salisbury which offers a further and wider range of amenities.

Property Specifics

The accommodation is arranged as follows, all measurements being approximate:

Entrance hall

Part glazed front door, wall mounted digital thermostat, radiator, stairs with cupboard under and useful utility cupboard with space for tumble/dryer and washing machine, doors to sitting room, kitchen/breakfast room and to:

Cloakroom

Fitted with a low level WC, wash hand basin, window to front.

Sitting room 15'2" x 11'4" max (4.63m x 3.46m max)

Sliding patio doors to rear, TV and telephone point, radiator.

Kitchen/breakfast room 15'4" x 8'2" (4.68m x 2.50m)

Fitted with an excellent range of cream fronted base and floor to ceiling units, stainless steel sink and drainer with mixer tap, integrated electric oven and grill, five ring gas hob and extractor over, integrated dishwasher and fridge/freezer, space for table and chairs, radiator, TV point.

Stairs to first floor - landing

Stairs to second floor, airing cupboard housing hot water tank, doors to bedrooms two, three and four and to bathroom.

Bedroom two 14'1" x 10'5" max (4.31m x 3.19m max)

Window to rear, radiator, TV point, door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle, low level WC, wash hand basin, extractor, heated towel rail, part tiled walls.

Bedroom three 11'6" x 8'5" (3.52m x 2.58m)

Window to front, radiator.

Bedroom four 10'10" x 8'5" (3.31m x 2.57m)

Window to rear, radiator.

Bathroom

Fitted with a white suite comprising panelled bath with shower over, low level WC, wash hand basin, extractor, heated towel rail, part tiled walls, window to front.

Stairs to second floor - landing

Door to:

Bedroom one 19'5" x 13'1" plus recess (5.92m x 4.01m plus recess)

Window to front, two velux windows to rear, two radiators, TV point, door to:

En-suite shower room

Fitted with a white suite comprising shower cubicle, wash hand basin, low level WC, cupboard housing wall mounted gas boiler, extractor, heated towel rail, velux window to rear.

Outside

Directly outside the property are two off road parking spaces and there are ample visitors spaces in the development. The rear garden is paved and gravelled and enclosed by timber fencing with a side access gate. There is a timber shed, a timber decked seating area and an outside tap.

Services

Mains gas, water, electricity and drainage are connected to the property.

Outgoings

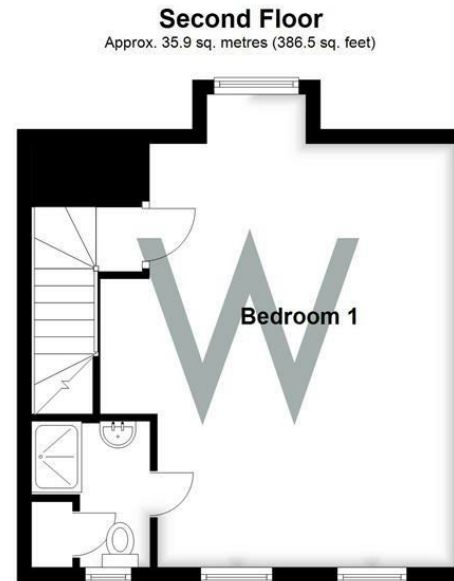
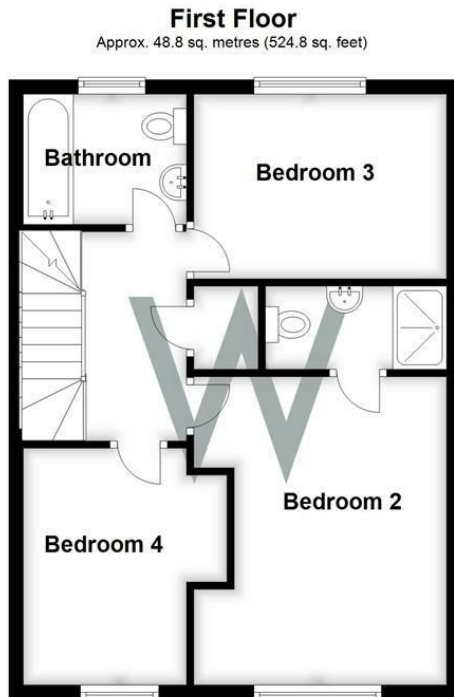
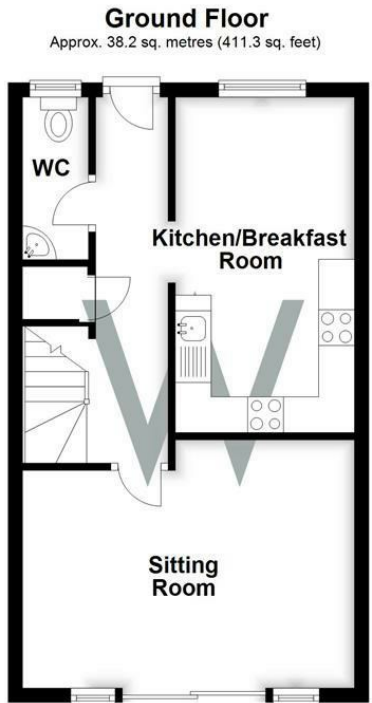
The Council Tax Band is ' E ' and the payment for the year 2023/2024 payable to Wiltshire Council is £2,711.27

Directions

Leave Salisbury along the A36 Wilton Road and upon reaching Wilton turn right at the roundabout into The Avenue. Take the second turning on the right into the development and follow the road round to the right. The property can be found on the left before the turn for Loder Lane.

WHAT3WORDS

What3Words reference is: [///cursing.butchers.open](https://www.what3words.com/#!/cursing.butchers.open)



Total area: approx. 122.9 sq. metres (1322.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

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