



41 St. Marks Road, Salisbury, Wiltshire, SP1 3AY

Jordan &
Mason

41 St. Marks Road, Salisbury, Wiltshire, SP1 3AY

£525,000 Freehold

Brief Property Description

The property comprises a light and airy three-bedroom period townhouse, arranged over four floors and enjoying southerly views toward the cathedral spire.

The modernised and tastefully decorated accommodation, well suited for family living, benefits from gas fired central heating and double glazing. It includes an entrance hall leading to an open plan living room with double aspect and log burning stove, all on the ground floor.

The first floor offers up the second and third bedrooms and a beautifully appointed bathroom whilst a staircase from the landing leads to the top floor main bedroom, with far reaching view over rooftops to the cathedral spire, and en-suite shower room.

From the entrance hall a staircase leads down to the lower ground floor where there is modern kitchen with a utility room leading to a laundry room with WC. An extension to the rear of the kitchen provides an ample, delightfully proportioned dining or garden room, leading directly to the south facing rear garden.

The Location and nearby Facilities

The property is found within this highly desirable and convenient tree-lined road, which is close to Wyndham park, local shops nearby and the excellent city centre amenities that are all within walking and cycling distance. Salisbury's mainline railway station is easily accessible.

The nearby schools are well considered in both the public and private sectors. Salisbury's Market Square and Guildhall can be reached in approximately 10 minutes and the local Salisbury arts Centre and Playhouse are also popular and revered within the local community.



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Directional note:

Proceed away from the city centre via Castle Street and continue over the pedestrian crossing and the mini roundabout. Turn first right (before the railway bridge) into Wyndham Road and bear right at the top bend before turning left into St Mark's Road. The property is located approximately half way along on the right as indicated by a Jordan and Mason For Sale board.

Council Tax Band: D

Lease remaining: N/A

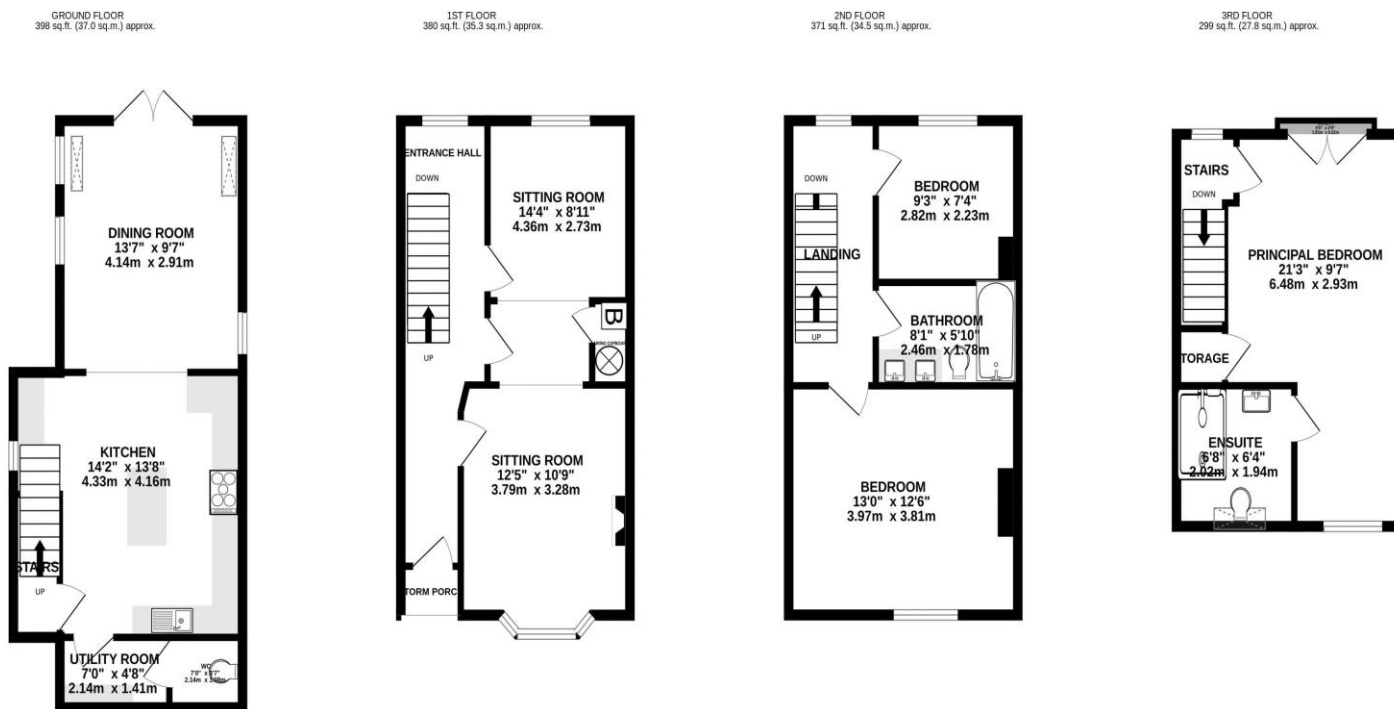
Ground rent: N/A

Maintenance charge: N/A

Property reference: 00003374

Viewings:

By Appointment only with Jordan & Mason 01722 441 999



41 ST. MARKS ROAD

TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

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Jordan & Mason
4 St Thomas' Square
Salisbury
Wiltshire
SP1 1BA
jordanshomes.co.uk

Here to help....

Local agent: Kyla Scougall
01722 441 999
ks@jordanshomes.co.uk



Jordan & Mason

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)