



3 Mayfair Road, Laverstock, Salisbury, Wiltshire, SP1 1PH

Jordan &  
Mason

3 Mayfair Road, Laverstock, Salisbury, Wiltshire, SP1 1PH

£425,000 Freehold

**Brief Property Description**

The property comprises a three-bedroom semi detached family house which is situated within this established and convenient residential location. The property has been extended with a generous front porch and single storey rear extension to create a large dining room space. In addition to this, there is a pleasant sitting room with double opening glass doors, kitchen/breakfast room with well utilised space, downstairs W.C., Hallway and entrance porch. Upstairs there are three well proportioned bedrooms and a well fitted family bathroom. The property benefits from the modern conveniences of gas central heating and PVCu double glazing. Viewing of this property is highly recommended.

**The Location and nearby Facilities**

The property is situated within a prominent and convenient location within the village and occupies a generous corner plot. The property is near to a bus stop giving regular and direct access to Salisbury city centre. Also available within walking distance, The River Bourne and its raised boardwalk give those with an interest in walking or cycling good access. The property is conveniently nearby facilities with primary schools, secondary schools, general convenience stores and takeaway outlets available. There is a popular sports and social club and public house also available. Laverstock Downs overlooks the village and has more distant views of Salisbury in Salisbury Cathedral.



3



2



1



D

**Kitchen/Diner** 13' 1" x 9' 3" (4.00m x 2.83m)

**Sitting Room** 12' 11" x 11' 2" (3.94m x 3.40m)

**Dining Room** 15' 11" x 11' 2" (4.86m x 3.41m)

**Bedroom** 11' 3" x 9' 1" (3.44m x 2.78m)

**Bedroom** 11' 3" x 10' 1" (3.44m x 3.07m)

**Bedroom** 9' 4" x 7' 1" (2.85m x 2.16m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		B4
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	B2	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:  
1 1 1 1 1



**Postcode;**  
SP1 1PH

**Directional note:**

From Salisbury continue out of the city via Milford Hill and at the top of Milford Hill turn left at the roundabout. Proceed past Godolphin Girl's School and follow this road to the bottom of the hill bearing right beneath the railway arch as signposted Laverstock. Continue along this village road and turn right into Mayfair Road. The property is on the right-hand side behind an established laurel hedgerow.

**Council Tax Band:** D

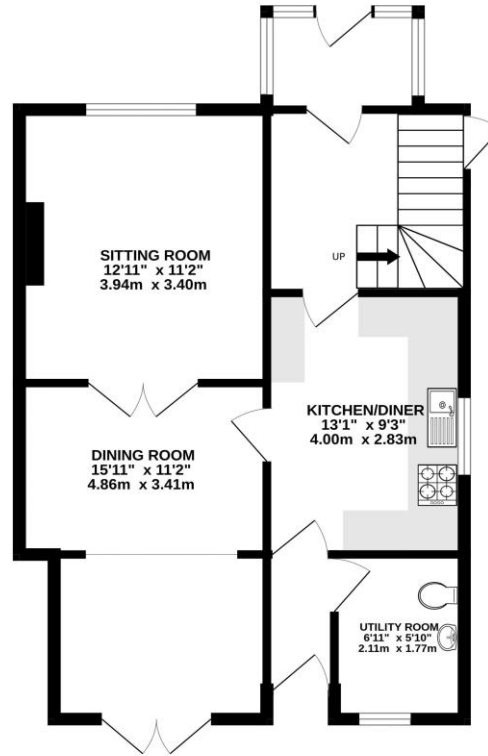
**Property reference:**

00003430

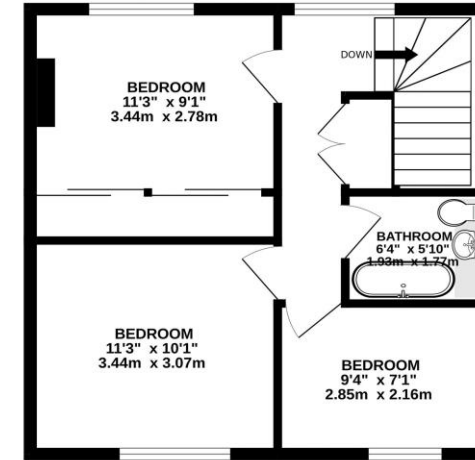
**Viewings:**

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.  
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**Jordan & Mason**  
4 St Thomas' Square  
Salisbury  
Wiltshire  
SP1 1BA  
[jordanshomes.co.uk](http://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)