



37 Salt Lane, Salisbury, Wiltshire, SP1 1EG

Jordan &
Mason

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£360,000 Freehold

Brief Property Description

The property forms part of this most attractive city centre development near to the tree-lined Greencroft Park. The house is arranged over two floors with attractive brick elevations and has a kitchen/dining room at the front, sitting room with a door out to a pleasant rear courtyard, there is an inviting entrance and a downstairs W.C. The first floor has three bedrooms and a well-appointed family bathroom. Other modern features which are typical of this period include gas central heating, PVCu double glazing and of particular note in this position, off-road parking.

The Location and nearby Facilities

The property occupies a discreet city centre position and has the benefit of Greencroft Park to one side and the city centre and its various facilities to the other. This smart modern city centre development has been designed to blend with more period properties in the vicinity. This sense of character is very evident of the property although there are the benefits of a more modern property. Salisbury city centre and in particular this quadrant of the city has numerous parks which are well suited to walking, jogging or for young children. The city's arts Centre hosts numerous shows throughout the year and is a great cultural hub. Public houses, restaurants, takeaway outlets, cafeterias, shopping facilities are abundant throughout the city centre. At the heart of the city the market square hosts a twice weekly charter market with various street food stalls, greengrocers, farmers and other independent traders showing and selling their wares. This gives the city a tremendous atmosphere and is visited by locals and tourists alike. The property is also very accessible for a choice of schools including Wiltshire College. Salisbury's mainline railway station can be accessed and this gives direct access to London Waterloo in around 80 minutes. Further afield and outside of the ring road, there is some of South Wiltshire's most outstanding rural landscapes with various foot paths and bridleways giving outside space. The property is well suited to those requiring a modern city centre position and absolute convenience of this city centre location.

Kitchen/Diner 15' 0" x 9' 8" (4.56m x 2.94m)

Sitting Room 17' 5" x 10' 4" (5.32m x 3.14m)



3



2



2



B



Bedroom 1 11' 11" x 9' 8" (3.64m x 2.94m)

Bedroom 2 13' 4" x 9' 8" (4.07m x 2.94m)

Bedroom 3 8' 11" x 7' 10" (2.71m x 2.38m)

Bathroom 7' 10" x 6' 0" (2.38m x 1.84m)



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Postcode;
SP1 1EG

Directional note:

From The Pheasant Inn public house continue along Salt Lane passing Salt Lane car park upon the left-hand side. At the junction (with The Five Bells public house) continue straight over towards Greencroft Street and the property is set back upon the left-hand side.

Council Tax Band: D

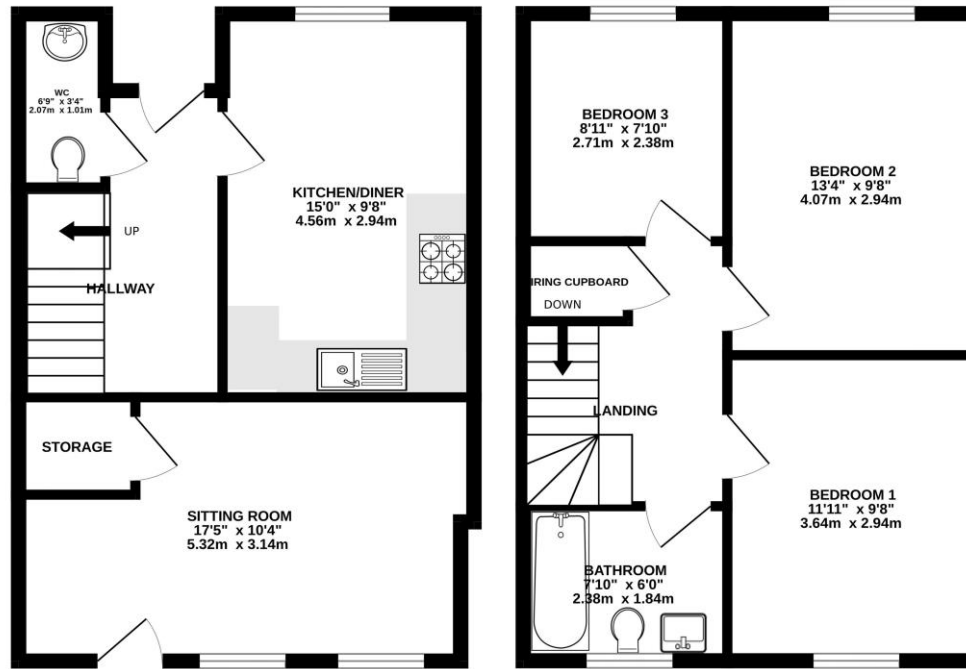
Property reference:
00003423

Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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



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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)