



1 Noyce Road, Amesbury, Salisbury, Wiltshire, SP4 7ZB

Jordan & Mason

1 Noyce Road, Amesbury, Salisbury, Wiltshire, SP4 7ZB

£324,950 Freehold

Brief Property Description

The property is situated towards the edge of the Kings Gate development, externally there is parking for two cars at the side and an enclosed rear garden. The property comprises an open plan sitting/dining room with a bay window. A modern kitchen/breakfast room with French doors giving access to the rear garden, a downstairs W.C. and understairs storage cupboard. On the first floor there is a principle bedroom with an en-suite, two further bedrooms and a modern family bathroom with matching white suite.

The Location and nearby Facilities

The Kings Gate development lies only a short distance from the town of Amesbury and approximately 8 miles from the cathedral city of Salisbury. A full choice of shopping, recreational and schooling facilities are available within the town or can be easily accessed at nearby locations. Amesbury's town has a thriving spirit and is referred by many as 'the village' with its select shop of independent trades, butchers and bakery. For commuters, the A303 serves as a major trunk road giving direct access to London via the M3 and Basingstoke or westerly towards Exeter and the West Country. This is an ideal location for families with accessible parks, schooling and general shops.



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B



Postcode;
SP4 7ZB

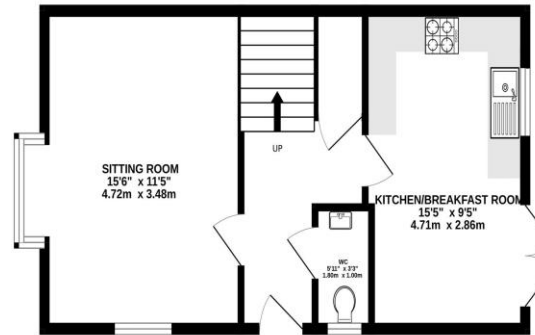
Directional note:

Having entered Arches gate continue passing the public house and Bowman centre, continue along Archers Way, follow the road past Archers Gate Primary School, as it bears left after a short distance, turn right onto Great Amber Way. At the right bend bear left and then take the first left onto Noyce Road, where the property can be found immediately on the left hand side indicated by a Jordan and Mason For Sale Board.

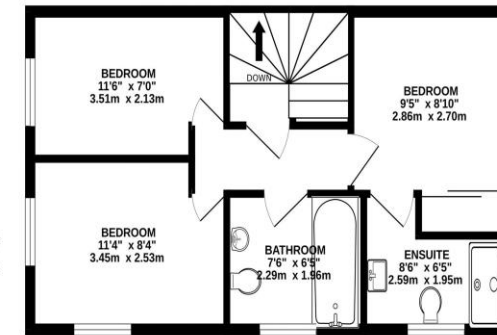
Council Tax Band:
D

Property reference:
00003290

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.7 sq.m.) approx.
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Here to help....

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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)