

7 Russell Road, Salisbury, Wiltshire, SP2 7LR

Jordan &
Mason

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£345,000 Freehold

Brief Property Description

The property is a conveniently situated three-bedroom, semi-detached house that has good character and offers potential for refurbishment and redevelopment. The property is very typical of its period with two generous reception rooms, large kitchen, extended utility/WC, three first floor bedrooms and bathroom. The property is one of a few in this location that benefits from off-road parking and a garage. The property has double glazing, electric heating and is in need of updating.

The Location and nearby Facilities

The property is situated in a no through road position off of the Devizes Road which lies on the north-western edge of Salisbury city centre. A number of local amenities can be reached within the immediate environment including public transport on Devizes Road, Waitrose, five rivers leisure and well-being centre, numerous shops and takeaway outlets, and a choice of schooling.

Lounge 13' 0" x 10' 0" (3.97m x 3.04m)

Dining Room 13' 0" x 10' 7" (3.95m x 3.23m)



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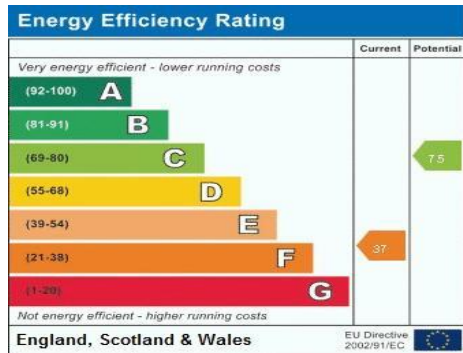
Kitchen 15' 3" x 7' 3" (4.65m x 2.20m)

Utility room 7' 3" x 6' 6" (2.20m x 1.98m)

Bedroom 1 13' 0" x 12' 11" (3.97m x 3.93m)

Bedroom 2 13' 0" x 8' 9" (3.95m x 2.66m)

Bedroom 3 9' 1" x 7' 3" (2.77m x 2.20m)



Postcode;
SP2 7LR

Directional note:

Leave Salisbury along the Devizes Road and continue passing the fish and chip shop. Continue along this road for around half a mile turning left into Bedford Road. Continue along Bedford Road for around 100 yards turning right into Russell Road. The property can then be found upon the left-hand side towards the end of the road. For those using satellite navigation please enter postcode SP2 7LR

Council Tax Band:C

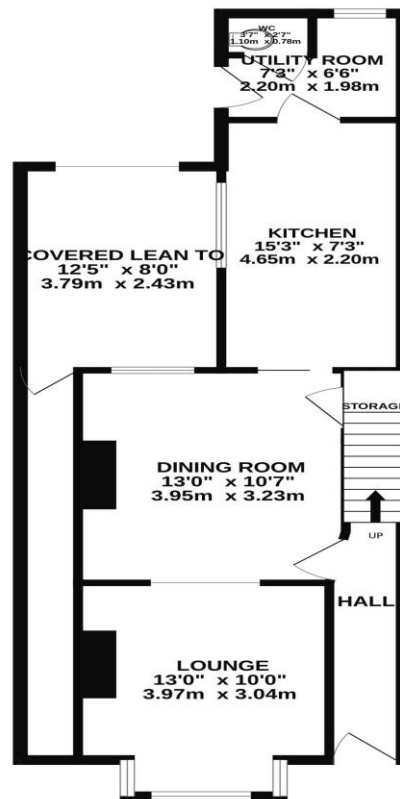
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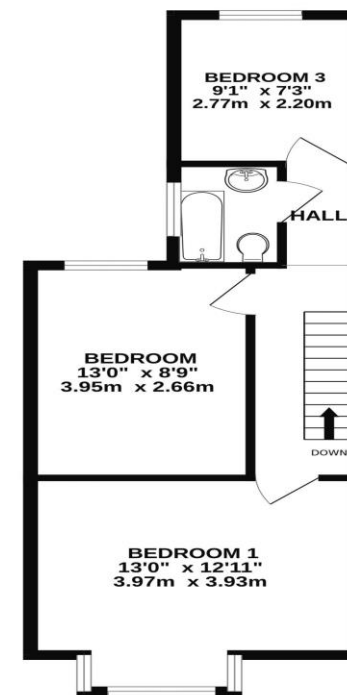
Viewings:

By Appointment only with Jordan & Mason 01722 441 999

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.
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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)